



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT F, ISLA BANK MILLS, STATION ROAD, KEITH, AB55 5DD



Description

This former refurbished (1995) mill building extends to 872 m² with factory, multiple offices, staffroom, toilets and storerooms. The property benefits from a replacement composite metal roof, 3 phase electric, gas heating and electrically operated roller shutter door. The property includes an external loading area and shared use of the estate car park. A rear yard area is accessible via double pedestrian doors although option to upgrade to vehicular access can be considered.

Location

The town of Keith lies in the west of Moray at the northern end of the Speyside Whisky Trail on the juncture of the A95(T)/A96(T).

Isla Bank Mills has been transformed from a mill into a Business Park with a varied mix of uses and it is well located for local services and the transport network as the estate lies adjacent to Keith Railway Station and within easy reach of the A96 Aberdeen to Inverness trunk road and the A95 trunk road providing access to the south. Local amenities such as shops, restaurants and medical facilities are available in the nearby town centre.

Rent

Offers over £22,000 per annum + VAT payable monthly in advance will be considered.

Energy Performance Certificate

Premises have a Band D Energy Performance Rating. If you have any questions regarding the Energy Performance Certificate please contact Alex Burrell, Estates Surveyor on mob. 07967748944

Lease Terms

The premises are offered on the basis that the tenant will accept the premises in their current condition and will be responsible for all maintenance and repairs of the premises subject to any defects listed in the Condition Schedule.

The Council is flexible on lease period and will consider any length of lease required from month to month upwards.

The rent will be payable monthly in advance with the first two month's rent payable on entry. The rent will be reviewed every three years to market value.

The Council will arrange insurance for the premises and recover the cost of that insurance from the tenant. Other insurance cover must be provided by the tenant as applicable.

The tenant will be responsible for the payment of rates and all other services and outgoings arising from their use of the premises.

Permitted uses will be limited to uses within Planning Use Classes 4, 5 and 6 (Business, Light Industrial, General Industrial and Storage or Distribution).

The Council will maintain the common areas and services including private roads and car parking.

In accordance with the Council's normal practice the tenant will be responsible for the Council's reasonable legal fees in connection with the granting of any lease that proceeds as well as any land and building transaction tax, if applicable, and registration dues.

Rateable Value

The current Rateable Value from 1 April 2017 is £14,750.

Tenants may be able to apply for the Small Business Bonus Scheme Relief which commenced on 1 April 2008. The Scheme is intended to assist small businesses and it is possible that you may be eligible for such rates relief. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563194/5 or alternatively e-mail them on ndr-eng@mail.moray.gov.uk

Planning Position

The unit has planning consent for business, light industrial, general industrial, storage or distribution uses as defined in Use Classes 4, 5 and 6 of the Town & Country Planning Use Classes (Scotland) Order 1997. Any use beyond this definition may be permitted subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use.

For further advice on any Planning issues please visit the Council's web site via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer Tel: 0300 1234561 between 2pm and 4pm Mon-Fri.

For further advice on Building Control issues please contact the Duty Officer, Building Standards Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234561 between 2pm and 4pm Mon-Fri.

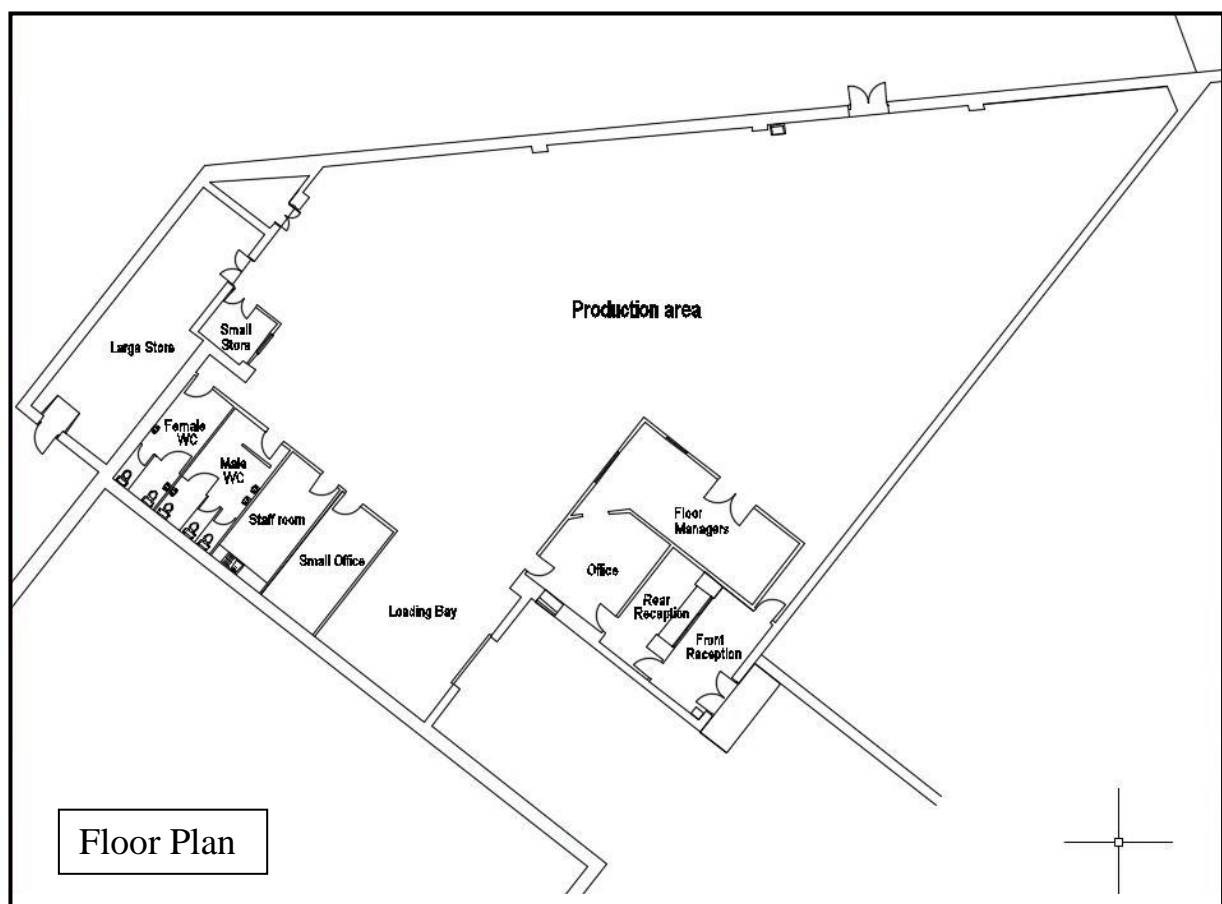
Further Details / Viewing

For further details or to arrange a viewing please complete the following [form](#), and Alex Burrell, the Estates Surveyor managing this property, will be in contact shortly.

Alternatively you may call Alex on 07967 748944 or e-mail

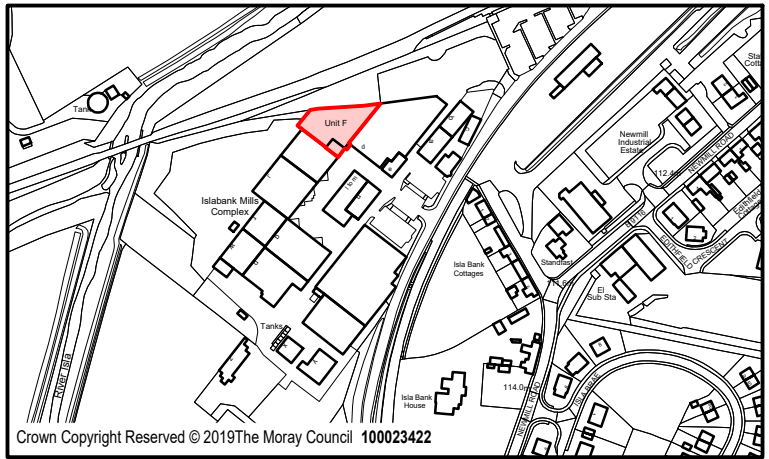
alexander.burrell@moray.gov.uk

All parties interested in submitting an offer for lease should in the first instance note their interest in writing with the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail estates@moray.gov.uk

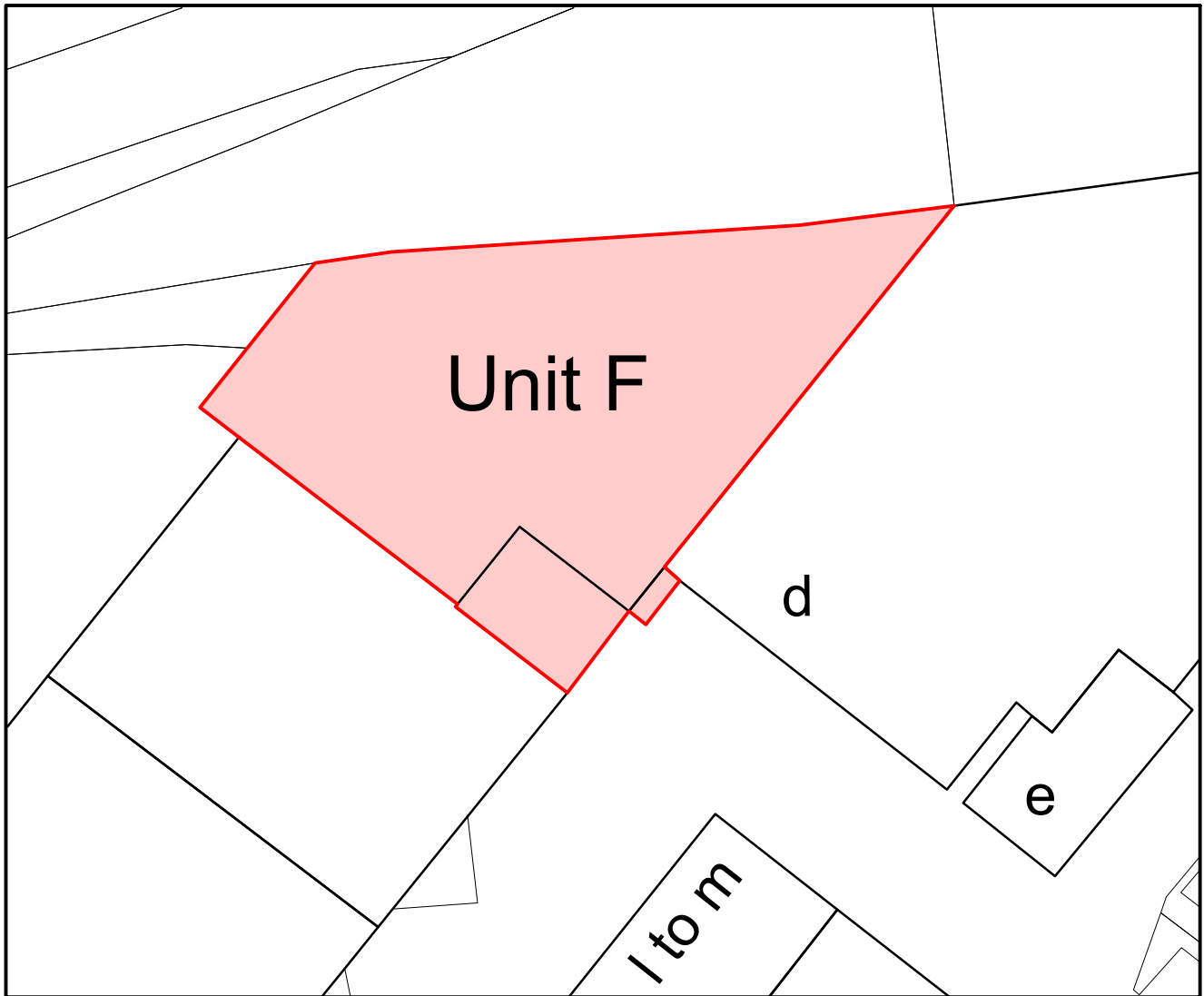


Any intended offerers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of Writings (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of missives between respective solicitors.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN SCALE 1:5000



Property for Let

Unit F,
Isla Bank Mills, Keith.

Housing & Property Services
Estates

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The Moray Council
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