



**Moray Council**  
**Housing & Property**  
High Street  
Elgin  
IV30 1BX

# TO LET

## UNIT 4 BURGHEAD HARBOUR, BURGHEAD



Modern 58 square metre workshop/store benefitting from a WC, roller shutter, power, water and designated onsite parking, visitors' parking and high levels of security.

**THIS PROJECT WAS PART-FINANCED BY THE SCOTTISH GOVERNMENT AND  
THE EUROPEAN COMMUNITY (Moray Fisheries Local Action Group)  
EUROPEAN FISHERIES FUND AXIS 4 Programme**



*Any party wishing to submit an offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted interest.*

**Description:**

The unit is sited beside the Burghead Harbour as shown on the attached site plan. The unit is constructed of harled cement block walls with a pitched insulated composite metal roof. Unit has a 2.5m x 2.3m roller door, an insulated concrete floor, a multi point locking pedestrian access door and a disabled toilet. Please refer to the attached internal layout plan for more information. Property measures 58 square metres on a Gross Internal Area measurement basis and benefits from a single designated parking space and several visitor spaces.

Please note that there is a general presumption against sports, leisure, and animal grooming uses in the Council's industrial buildings.

**Rent**

Offers over £4,250 per annum plus VAT payable monthly in advance will be considered.

**Lease and Terms:**

The property is offered for lease on a full repairing and insuring lease basis on easy in easy out terms. Main terms are:

- Lease period will be from one upwards.
- Rent will be reviewed on a 3 year cycle.
- Tenant will accept the premises in their current condition and will maintain them in that condition.
- The Council will arrange insurance for the premises and recover the cost of that insurance from the tenant.
- The Council's reasonable legal expenses in any lease will be recovered from the tenant.
- Permitted uses will be limited to uses within Use Classes 5 and 6 (refer to Planning section below for more details) including light industrial, storage, distribution, workshop etc.
- The rent will be payable monthly in advance with the first 2 month's rent payable on entry.
- The tenant will be responsible for the payment of rates and all other services and outgoings arising from their use of the premises.
- The Council will maintain the common access areas, common services, visitors' car parking areas, external lighting and fencing of common areas.

**Rateable value:**

The premises are entered in the Valuation Roll for the current year as having a rateable value of £2,500. For further information regarding rateable value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 619819 or alternatively e-mail them on [elgin@grampian-vjb.gov.uk](mailto:elgin@grampian-vjb.gov.uk)

The Scottish Government announced the introduction of the Small Business Bonus Scheme which commenced on 1st April 2008. The scheme is intended to assist small businesses and it is possible that you may be eligible for 100% rates relief. For further information contact Moray Councils Non Domestic Rates Team on 01343 563456 or alternatively email them on [ndr-enq@moray.gov.uk](mailto:ndr-enq@moray.gov.uk)

**Planning Position:**

The development has planning consent for general industrial storage and distribution uses as defined in classes 5 and 6 of the Town and 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](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 Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX. Tel No: 0300 1234561 between 2pm and 4pm Mon – Fri.

**Energy Performance Certificate:**

These premises will be unheated and therefore the Council will not be providing an energy performance certificate in respect of the premises.

**Further Details or Viewing:**

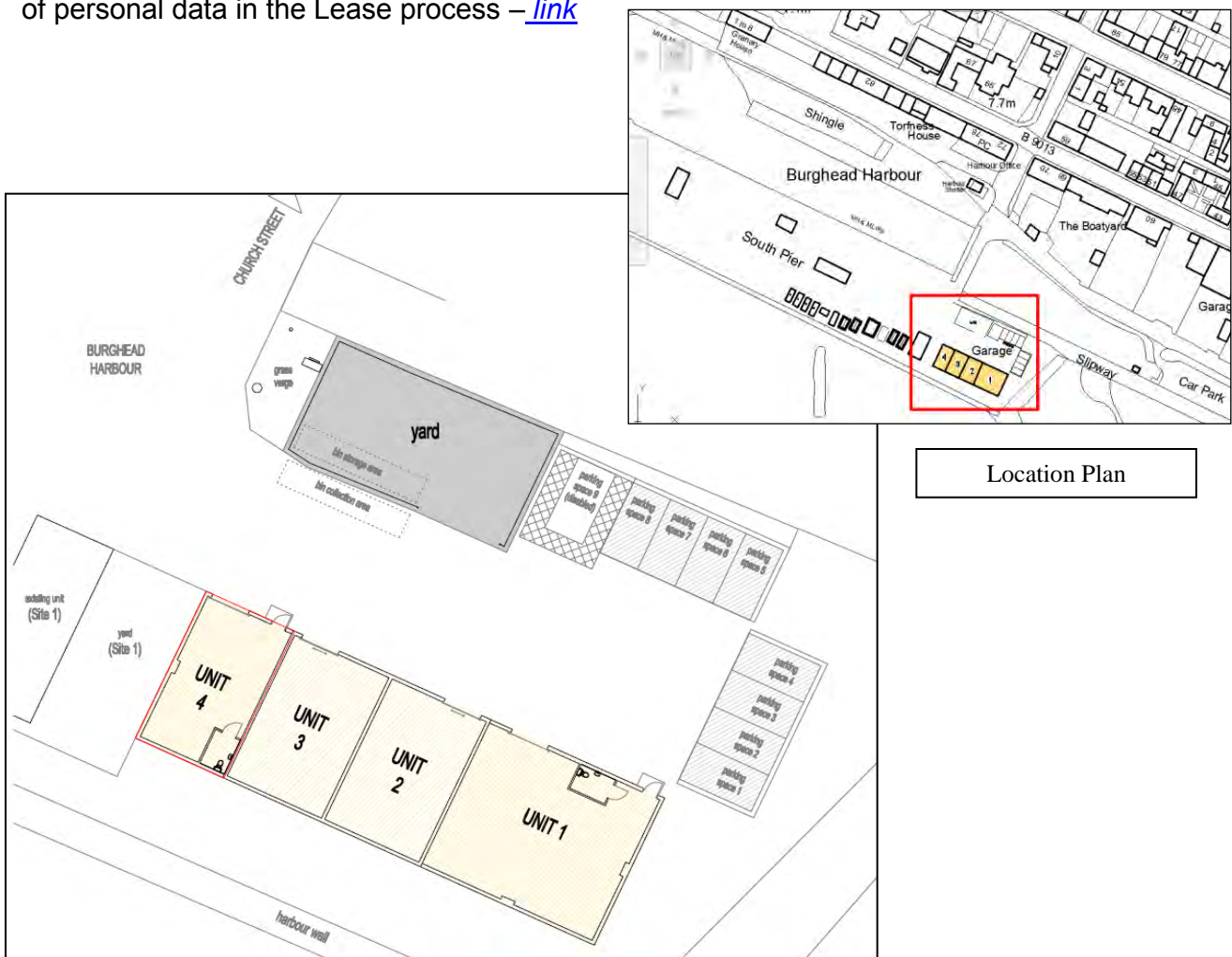
For further details or to arrange a viewing please complete the following [form](#), and Alexander Burrell, the Estates Surveyor managing this property will be in contact shortly. Alternatively you may call Alex on 07967 748944 or email [alexander.burrell@moray.gov.uk](mailto:alexander.burrell@moray.gov.uk)

All parties interested in submitting an offer for lease should in the first instance note their interest in writing with the Asset Manager, (Commercial Buildings) Council Offices, High Street, Elgin, IV30 1BX or by e-mail [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

It should be noted that the Council is not obliged to accept the highest or any offer.

**Data Protection**

Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)



Location Plan

Any interested parties 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 the 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.