



## Moray Council Housing & Property Services

Council Offices  
High Street  
Elgin  
IV30 1BX

# TO LET

### **Yard 7 March Road East, Buckie.**



#### **Description**

This generally rectangular yard extends to approximately 930sqm and is fenced with a galvanised steel palisade fence approximately 2 metres in height.

**Offers over £3,100 per annum to lease.**

*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.*

**Lease**

The Council would consider a request for a short term lease for storage purposes. The tenant will need to satisfy themselves of the suitability of the site for their purposes and if they require, to obtain all necessary statutory consents for the proposed use.

The Council is flexible on a 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.

The tenant will require to arrange for insurance cover in respect of their use of the premises, such insurance to include contents, public liability and employer's liability.

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

**Fees**

In accordance with Council practice the tenant will be responsible for the Council's reasonable legal fees in connection with the transaction as well as any Land and Buildings Transaction Tax, if applicable, and registration dues.

**Initial Rent**

Offers over £3,100 per annum exclusive of VAT, rates and other outgoings.

**Rates**

Rateable value is £2,300. 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 tenant may be eligible for rates relief and for further information regarding such matters please contact Moray Council's Non-Domestic Rates Team on Tel No: (01343) 563194/3195 or alternatively e-mail them on [ndr-enq@moray.gov.uk](mailto:ndr-enq@moray.gov.uk).

**Viewing**

The premises may be viewed from the public road at any time, however, if you wish to inspect the premises in more detail please contact the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234566 or e-mail [lan.walker@moray.gov.uk](mailto:lan.walker@moray.gov.uk)

**Submitting an Offer**

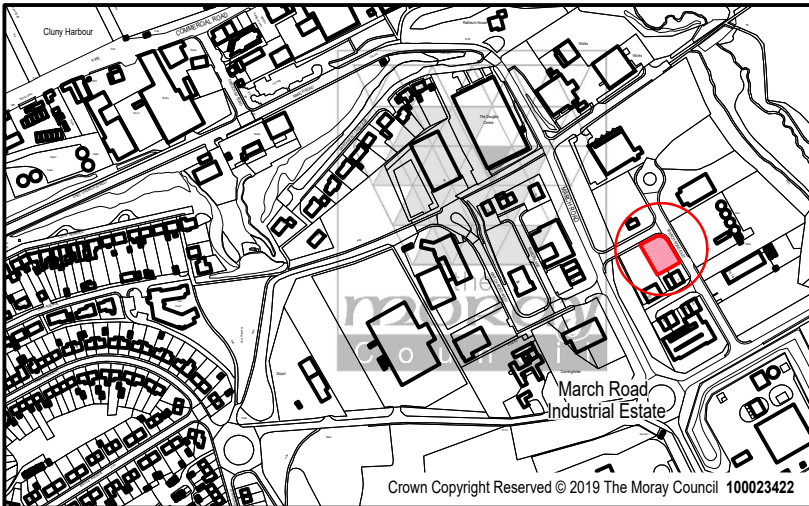
All parties interested in submitting an offer for lease should in the first instance note their interest in writing with the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

**Other Properties**

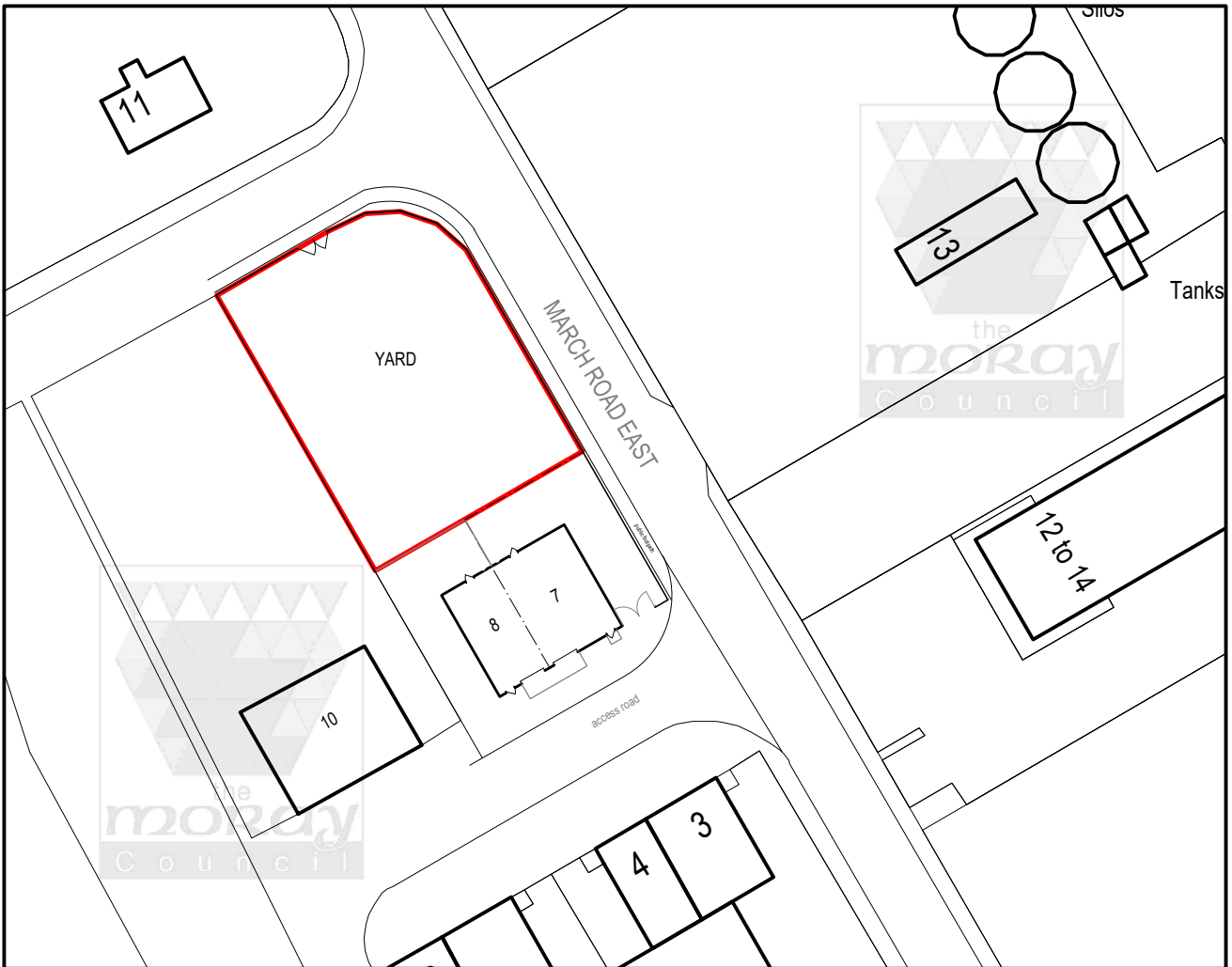
For details of other available Council properties please contact the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234566 or e-mail [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

Any intending 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 Writing (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



Property For Let

**Yard adjacent to  
7 March Road East  
Buckie**

**Housing & Property Services  
Estates**

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