



The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT 8 CHANONRY ROAD SOUTH, ELGIN, IV30 6NG



A closing date has been set for 12 Noon on Monday 3 October 2022

The property is located within the Chanonry Road South Industrial Estate and comprises a single storey industrial/warehouse unit at the end of a terrace of 3 units, with a fenced yard to the side and rear. Internally the unit extends to approximately 550m² (5,920ft²) measured on a Gross Internal Area basis and the yard extends to approximately 818m² (0.2acres).

Offers over £31,000 + VAT per annum to lease

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

Description

The unit accommodation includes workshop/storage space together with offices/meeting rooms, a canteen area and toilets. The workshop/store has 2 gas-fired warm air heaters and the remainder of the unit has a number of wall mounted electric convection heaters. Access to the unit is via 2 large roller-shutter doors together with pedestrian doors to the front and side. The yard is fenced with gate access at the front.

The unit has a 3-phase electricity supply, but the incoming tenant would need to satisfy themselves that the supply is suitable for their purposes.

The tenant will also have non-exclusive rights to use the forecourt parking area, in common with the other 2 units in the terrace.

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

Rental Offers

Rental offers over £31,000 per annum + VAT payable monthly in advance will be considered.

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 repair of the premises subject to a Condition Schedule.

The Council is flexible on lease periods and will consider any length of lease required from 1 year upwards.

The rent will be payable monthly in advance with the first 2 months' rent payable on entry. The rent will be reviewed every 3 years.

The Council will arrange the building insurance cover and recover the cost of the annual premium 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 the use and occupation of the premises.

Fees

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

Rateable Value

The premises have a current rateable value of £29,250 which gives annual Non-Domestic Rates payable of around £14,570 in the current year (2022/23).

For further information on rates and any rates relief available please contact Moray Council's Non-Domestic Rates Team Tel: (01343) 563456 or alternatively e-mail them on ndr-enq@moray.gov.uk

Energy Performance Certificate

The current building energy performance rating is E (78). The Certificate and Report are available for inspection on request.

Planning Use

The unit is considered suitable for Class 4 (business), 5 (industrial) or 6 (storage) uses, subject to agreement of details. Other suitable uses may be considered, subject to any statutory consents required.

Further advice on Planning issues is available via this link

http://www.moray.gov.uk/moray_standard/page_41734.html You can also contact the Council's Planning Service at Development Management, Economic Growth and Development, Moray Council, PO Box 6760, IV30 9BX. Tel: 0300 1234561 Email: development.control@moray.gov.uk Planning Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Further advice on Building Standards issues is available via this link

http://www.moray.gov.uk/moray_standard/page_79069.html You can also contact the Council's Building Standards Service - Email: buildingstandards@moray.gov.uk Tel: 0300 1234561 Building Standards Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Viewing Details

For further details or to arrange a viewing please complete the following [form](#), and Tim Barry, the Estates Surveyor managing this property will be in contact shortly. Alternatively you may call Tim on 07779 999233 or email tim.barry@moray.gov.uk

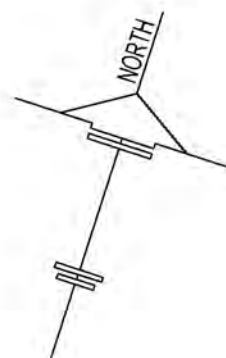
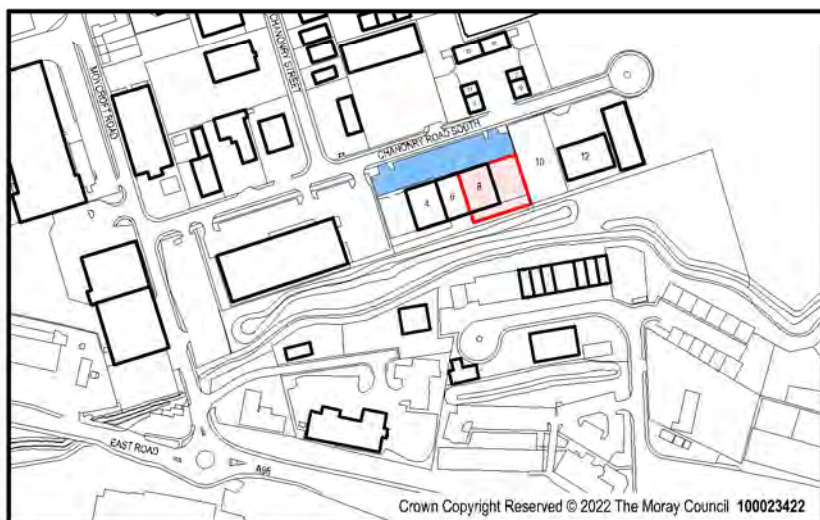
A closing date has been set for 12 Noon on Monday 3 October 2022

All parties interested in submitting an offer should note their interest in writing to the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or email estates@moray.gov.uk You will then be provided with details of the procedure and instructions for the submission of offers, together with an official tender label.

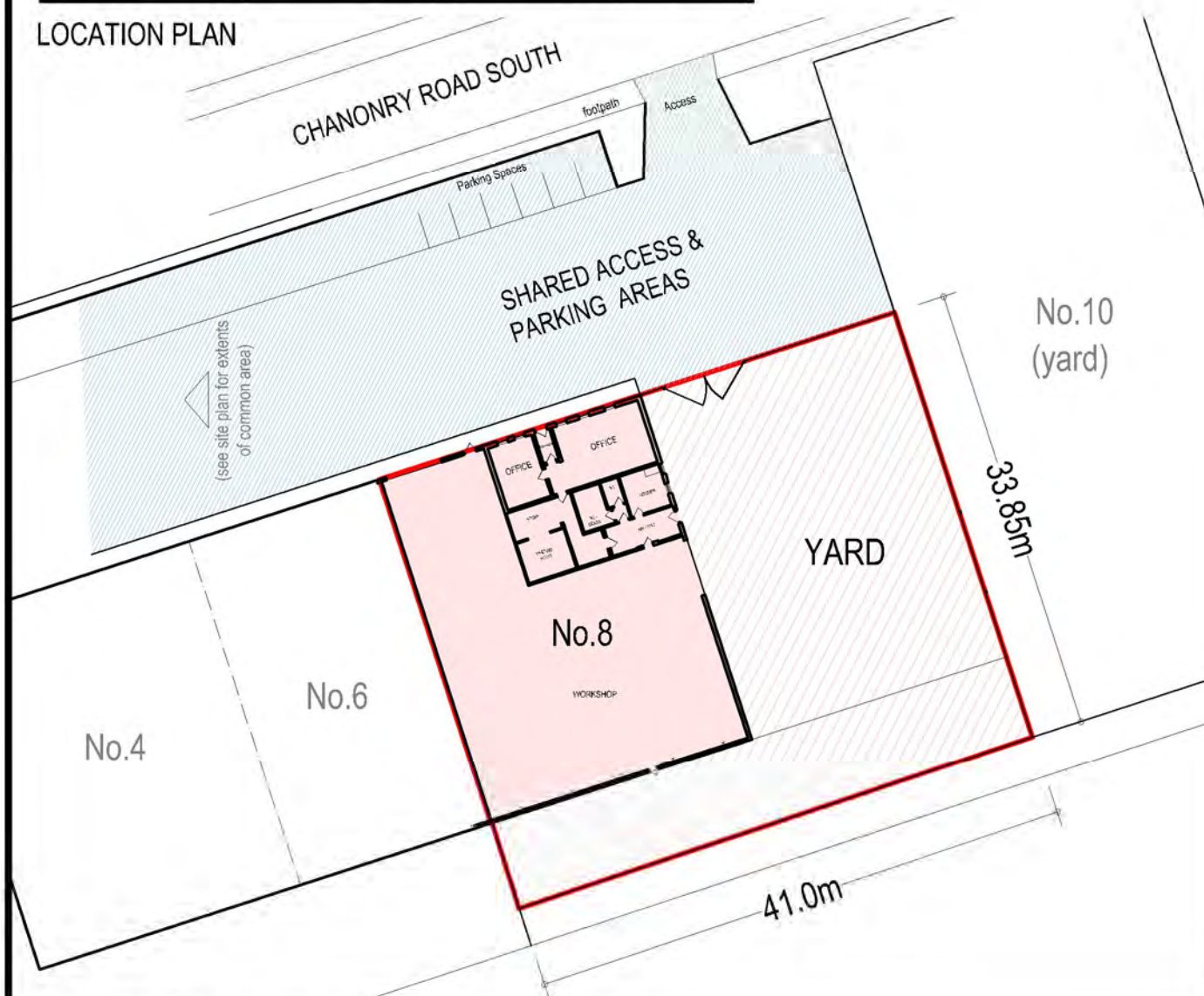
It should be noted that the Council is not obliged to accept the highest offer or any offer.

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 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.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let

Unit 8 Chanonry Road South
Chanonry Ind. Estate
Elgin

Housing & Property Services
Estates

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office Crown Copyright 2022. The Moray Council 100023422. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

The Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 0300 1234566