



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

Unit Q2, Isla Bank Mills, Station Road, Keith, AB55 5DD



Location

The town of Keith lies in the west of Moray and at the northern end of the Speyside Whisky Trail on the juncture of the A95/A96 trunk roads. With a population of circa 4,750, the town is known for its textiles industry, distilling and as a major power grid hub for the north-east of Scotland and onshore/offshore windfarms.

Isla Bank Mills, of which this unit forms part, has been transformed into a successful business park and is well located for local services and the transport network including the trunk roads network and train station situated next door. Local amenities such as shops, restaurants and medical facilities are available in the nearby town centre.

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

Unit Q2 comprises a traditionally built workshop/warehouse unit with disabled WC and kitchen unit. The unit benefits from an electrically operated roller shutter access door and 3 phase electrical supply. Refer to the attached plan [link](#) for detailed unit layout. The subjects extend to 308sqm on a gross internal area basis.

Rent

Offers over £9,000 per annum plus VAT payable monthly in advance will be considered.

Energy Performance Certificate

The premises are unheated and therefore no Energy Performance Certificate will be provided.

Lease Terms

The premises are offered on the basis that the tenant will accept the premises in their current condition and will maintain the premises in that same condition for the lease period.

- The Council will consider lease periods from month to month upwards.
- The rent will be reviewed every 3 years.
- The Council will arrange the building insurance and recover the cost of that insurance from the tenant. All other types of insurance cover must be provided by the tenant.
- Permitted uses will be limited to Use Classes 5 & 6 which includes light industrial, storage, distribution, workshop etc. Whilst no offices are provided tenants may be permitted to install ancillary offices at their own expense.
- The Council's reasonable legal expenses in any lease will be recovered from the tenant.
- The Council will maintain the estate common areas and common services including car parking, access roads and street lighting.

Fees

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

Rateable Value

The premises are entered in the Valuation Roll for the current year as having a rateable value of £6,100. 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.

Small Business Bonus Scheme

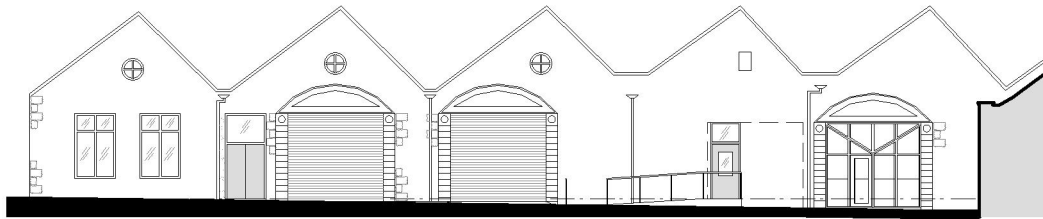
It would be expected that most small businesses would be able to benefit from the Small Business Bonus Scheme which commenced on 1 April 2008. The scheme is intended to assist small businesses and it is possible that you may be eligible for up to 100% rates relief in respect of these premises. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563194/3195 or alternatively e-mail them on ndr-eng@mail.moray.gov.uk

Further Details

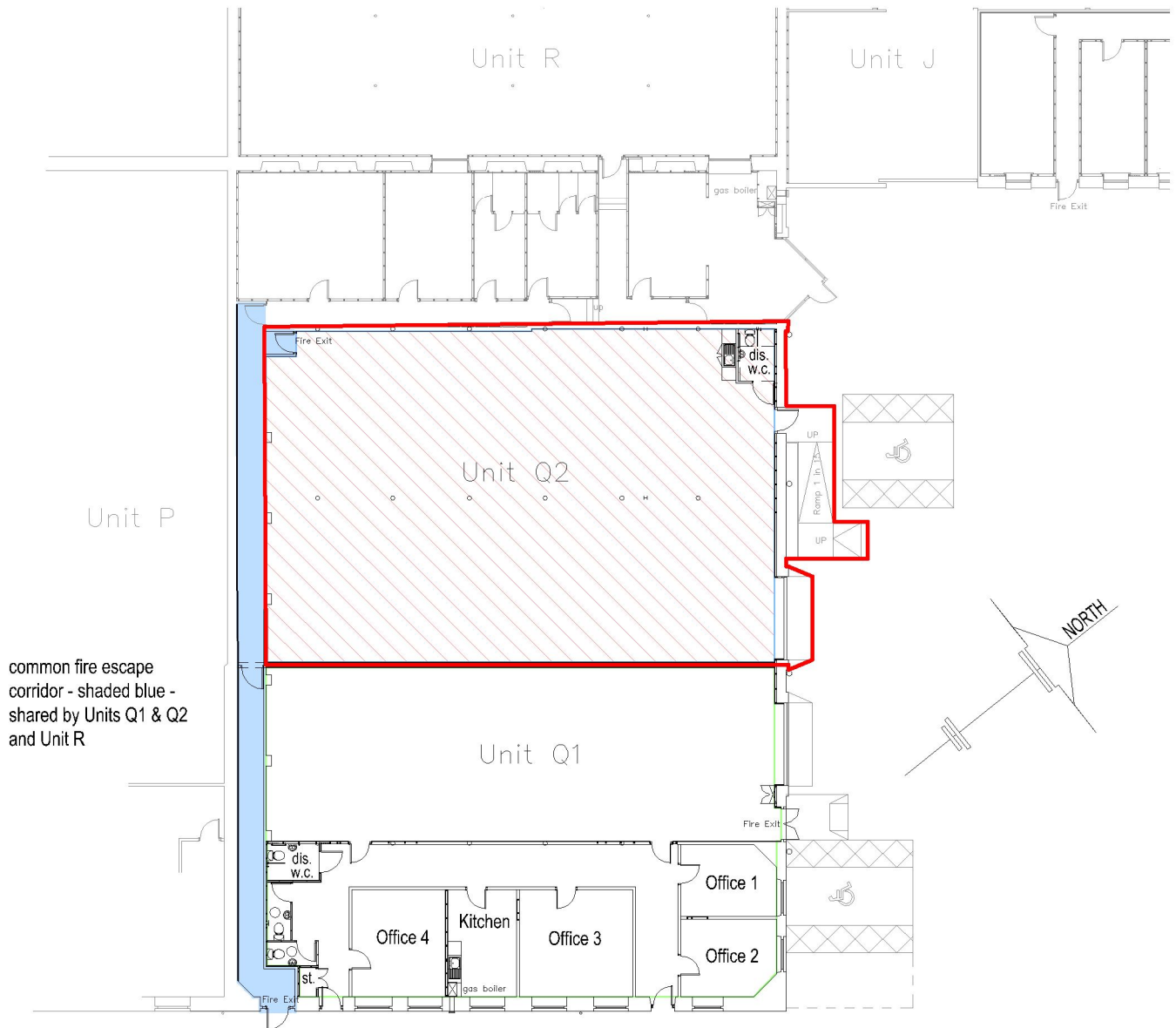
For further details or to arrange to view the premises contact Alex Burrell, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, mobile no 07967 748944 or e-mail alexander.burrell@moray.gov.uk

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 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.



NORTH EAST (Front) ELEVATION



Property For Let

Unit Q2
Isla Bank Mills
Keith

Housing & Property Services
Estates

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