



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT 8 WATERFORD CIRCLE, FORRES.



Description

The property comprises a single storey semi detached workshop/storage unit with a roller shutter door and separate pedestrian door. Internally the unit has a main workshop/storage area plus a toilet facility. The property extends to approximately 110m² (1,184ft²) measured on a Gross Internal Area basis with a yard of 185m² (1,991ft²).

Rent

Offers over £9,500 per annum plus VAT payable monthly in advance will be considered.

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.

Energy Performance Certificate

The premises are unheated and therefore an Energy Performance Certificate will not be provided.

Lease Terms

The unit is offered for lease on a full repairing and insuring lease basis. Main terms are:-

The Council is flexible on the lease period and will consider any lease period required from monthly upwards

The rent will be payable monthly in advance by Direct Debit with the 1st two months' rent payable on entry. The rent will be reviewed every 3 years.

The Council will arrange the building insurance cover for the premises and recover the cost of the annual premium from the tenant. Other insurance cover must be provided by the tenant as required.

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

The tenant will accept the premises in their current condition and will be responsible for all repairs and maintenance in accordance with the condition schedule to be provided.

The unit has planning consent for general industrial, storage and distribution uses as defined in classes 5 and 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Permitted uses will be limited to uses within Use Classes 5 & 6. However other uses may be considered strictly subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use and any reinstatement requirements being complied with at the end of the lease.

Further Advice:

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 Duty 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 Duty Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

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 £6,600. 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-enq@mail.moray.gov.uk

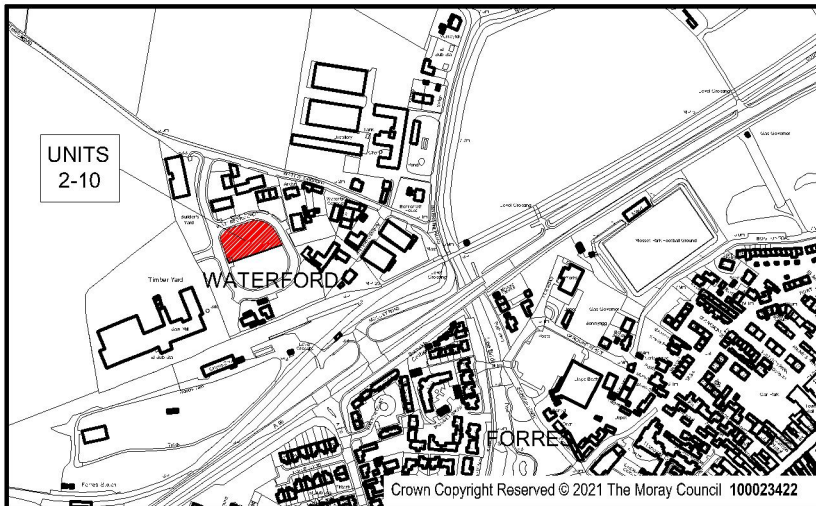
Further Details

For further details or to arrange to view the premises contact the Estates Services, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, mobile no 07855146191 or e-mail ian.walker@moray.gov.uk

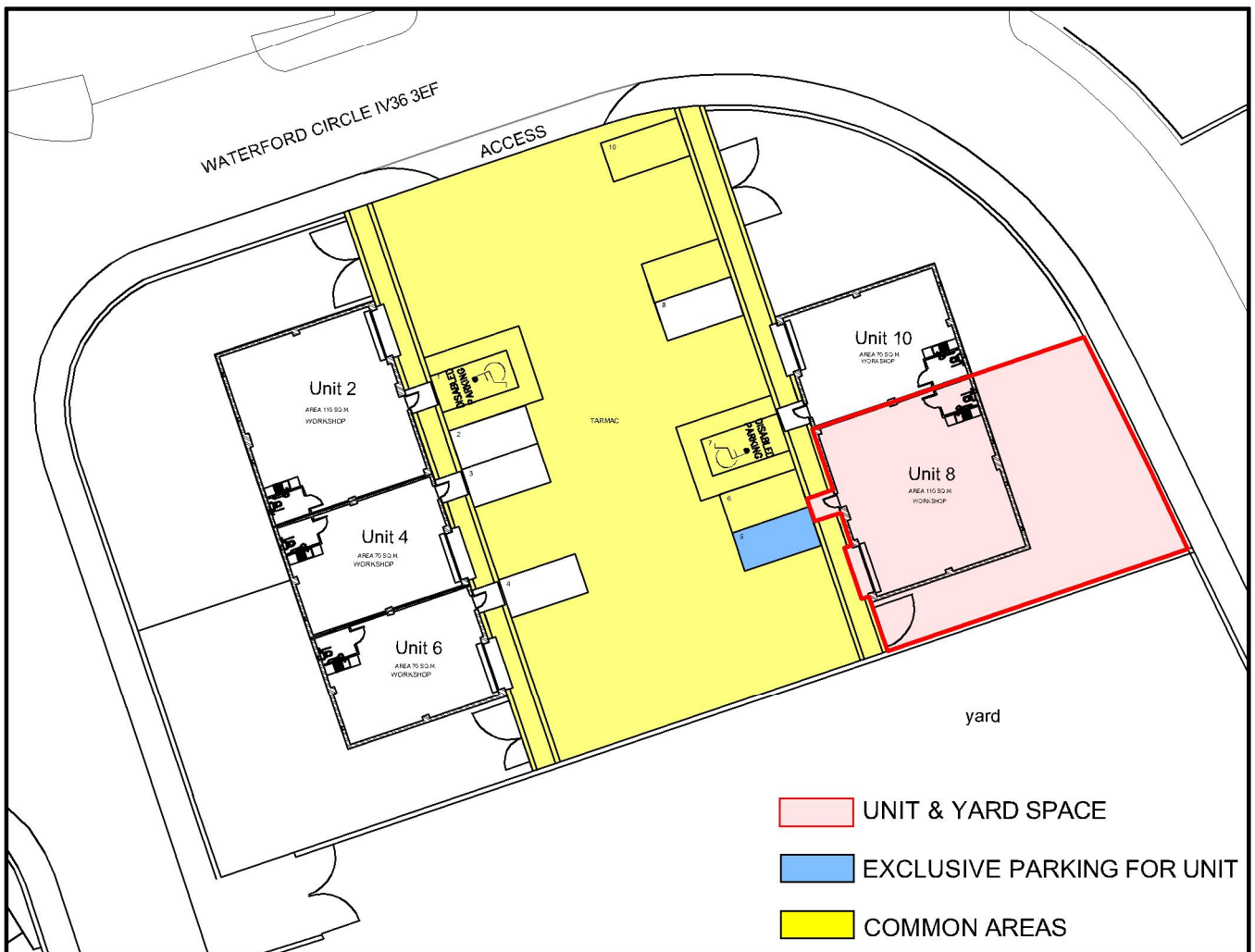
All parties interested in submitting an offer for lease should in the first instance note their interest in writing with the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail estates@moray.gov.uk

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.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let

Unit 8 Waterford Circle, Forres

Housing & Property Services Estates

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The Moray Council
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