



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

COULARDBANK BUSINESS CENTRE 21 Coularbank Industrial Estate Lossiemouth IV31 6NG



Description

The Lossiemouth Business Centre provides a range of small studio/office and workshop units for let on easy in – easy out terms for both new and established businesses giving prospective tenants the opportunity to test their new ideas at reasonable cost and without commitment to a long-term lease.

The Business Centre comprises 4 studio/office units, each of 25m² floor area and 2 workshop units each of 50m² floor area and is located on Coularbank Industrial Estate (see attached location plan) close to Lossiemouth Town Centre and with easy access to Elgin and the A96 Aberdeen/Inverness Road.

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

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.

Studio / Office Units (Unit 1 currently available)

The 25m² units are accessed via the Business Centre's main entrance and corridor and benefit from carpeted finish, plasterboard walls and ceilings. Other features include:-

- Electric panel heating
- Double glazed window with security shutter
- Independent internal and external pedestrian doors
- Fire alarm system
- Whole building intruder alarm system, with units independently zoned
- Services include LED lighting, double electric sockets and telephone point
- Each Studio / Office unit has a shared use of the Centre's communal kitchen, toilets, main entrance and shared use of the parking spaces in the Business Centre's car park.

Workshop Units (all currently let)

The 50m² units are self-contained and independently accessed via the Business Centre's main entrance and corridor, but also have independent access to the Business Centre's car park. Each unit has a concrete floor, concrete block walls and insulated profile steel sheeting roof with roof lights. Other features include:-

- Roller shutter door
- Independent internal and external pedestrian doors
- Single phase electrical supply with 4 double electric sockets
- Fire alarm system
- Whole building intruder alarm system, with units independently zoned
- Separate toilet with wash hand basin
- Worktop and sink unit with hot and cold water
- LED lighting
- Telephone point
- Each Workshop unit has shared use of the parking spaces in the Business Centre's car park.

Energy Performance Certificate

Current Rating F (97) - Certificate and Report available on request

Lease Terms

Leases are usually on a month-to-month basis terminable by either party on serving 4 weeks written notice, however other lease lengths can be considered. The rent is reviewable every 3 years.

A list of the units currently available to let, together with the rental costs, is set out in Schedule 2 below.

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.

Tenants' Responsibilities

The tenant's responsibilities, as detailed in the standard lease, are as follows:-

1. Payment of the rent monthly in advance by Direct Debit. VAT is chargeable on the rent.
2. The tenant will be responsible for paying non-domestic rates on the property. However, occupiers may be eligible for up to 100% rates relief as detailed below.
3. Payment of a share of the electricity used in the Business Centre. Each unit is sub metered and the tenant will be invoiced as appropriate.
4. Payment of the water drainage charge levied for each unit together with a share of the water supply and sewerage charges for the Business Centre as appropriate. The units are not individually sub metered and so each tenant will be invoiced for an appropriate portion for the supply and sewerage charges.
5. Payment of a share of the building insurance premium for the Business Centre, which will be invoiced annually.
6. Internal decorations, cleaning and maintenance of windows, all non-structural internal repairs and maintenance including fixtures and fittings within the premises.

Non Domestic Rates (NDR)

The property is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value as detailed in Schedule 1 below.

Reliefs

Here is a link to the Council's Non Domestic Rates Team website where you can access information on NDR including the various potential reliefs available and on how to apply for any reliefs http://www.moray.gov.uk/moray_standard/page_2272.html

Your attention is directed in particular to the Scottish Government's Small Business Bonus Scheme, which is intended to assist small businesses - it is possible that you may be eligible for rates relief up to 100%.

For further information contact Moray Council's Non Domestic Rates Team on 01343 563456, or alternatively email them on ndr-enq@moray.gov.uk

Landlord Responsibilities

The landlord will provide the following services:-

1. External repair, maintenance and building insurance cover for the Business Centre. A share of the insurance premium will be recovered from the tenant.
2. The internal maintenance, repair, cleaning of the common areas of the Business Centre and the heating and lighting of the common areas.
3. The provision of hot and cold water in the common toilets and utility rooms. A share of the water charges will be recovered from each tenant as appropriate.
4. Maintenance of the landscaped areas.
5. Provision and maintenance of an external sign detailing the unit numbers and the names of the tenants.
6. The provision and replenishment of toilet supplies.
7. The maintenance of the fire alarm system and fire fighting equipment.
8. The provision of appropriate trade refuse bins and arrangement of the appropriate refuse collections.
9. The provision of all other services, facilities and apparatus which from time to time may be deemed necessary by the landlord in their sole discretion in respect of the property.

Planning Position

The units have planning consent for general office, research and development, general industrial and storage and distribution uses as defined in Use Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland Order 1997).

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 Details/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 748 944 or email Alexander.Burrell@moray.gov.uk

All parties interested in submitting an offer should note their interest in writing to the Asset Manager (Commercial Buildings), Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail estates@moray.gov.uk

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

Schedule 1

Rates

Office/Studios Units are each entered in the Valuation Roll for the current year 2023/24 as having Rateable Values as set out below.

1, 2 - £1,600 (each)

3 & 4 - £3,200

The Workshop/Storage Units are each entered in the Valuation Roll for the current year 2023/24 as having Rateable Values as set out below.

5 - £3,900

6 - £4,100

Schedule 2

List of Units (available to Let shown in **Bold**)

| Office/Studio | Unit No 1 | £330 per month + VAT |
|---------------|-----------|----------------------|
| Office/Studio | Unit No 2 | Let |
| Office/Studio | Unit No 3 | Let |
| Office/Studio | Unit No 4 | Let |
| Workshop | Unit No 5 | Let |
| Workshop | Unit No 6 | Let |

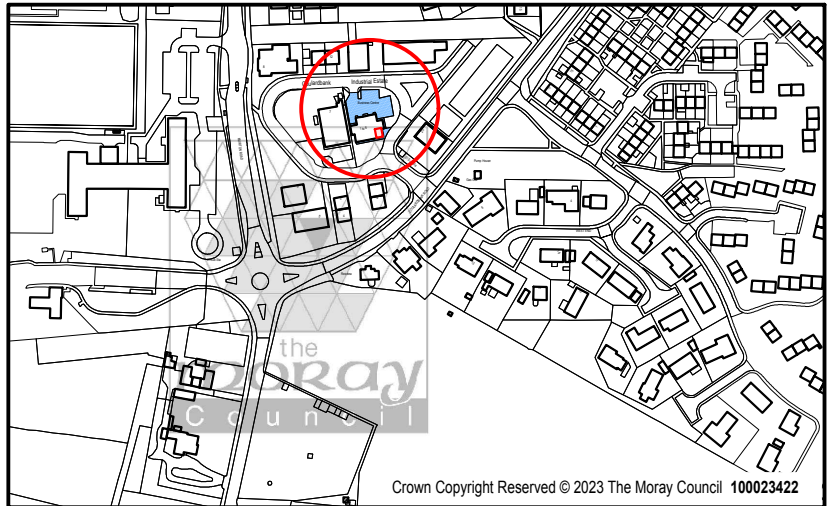
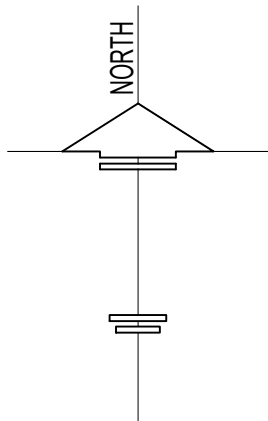
Data Protection

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](#)

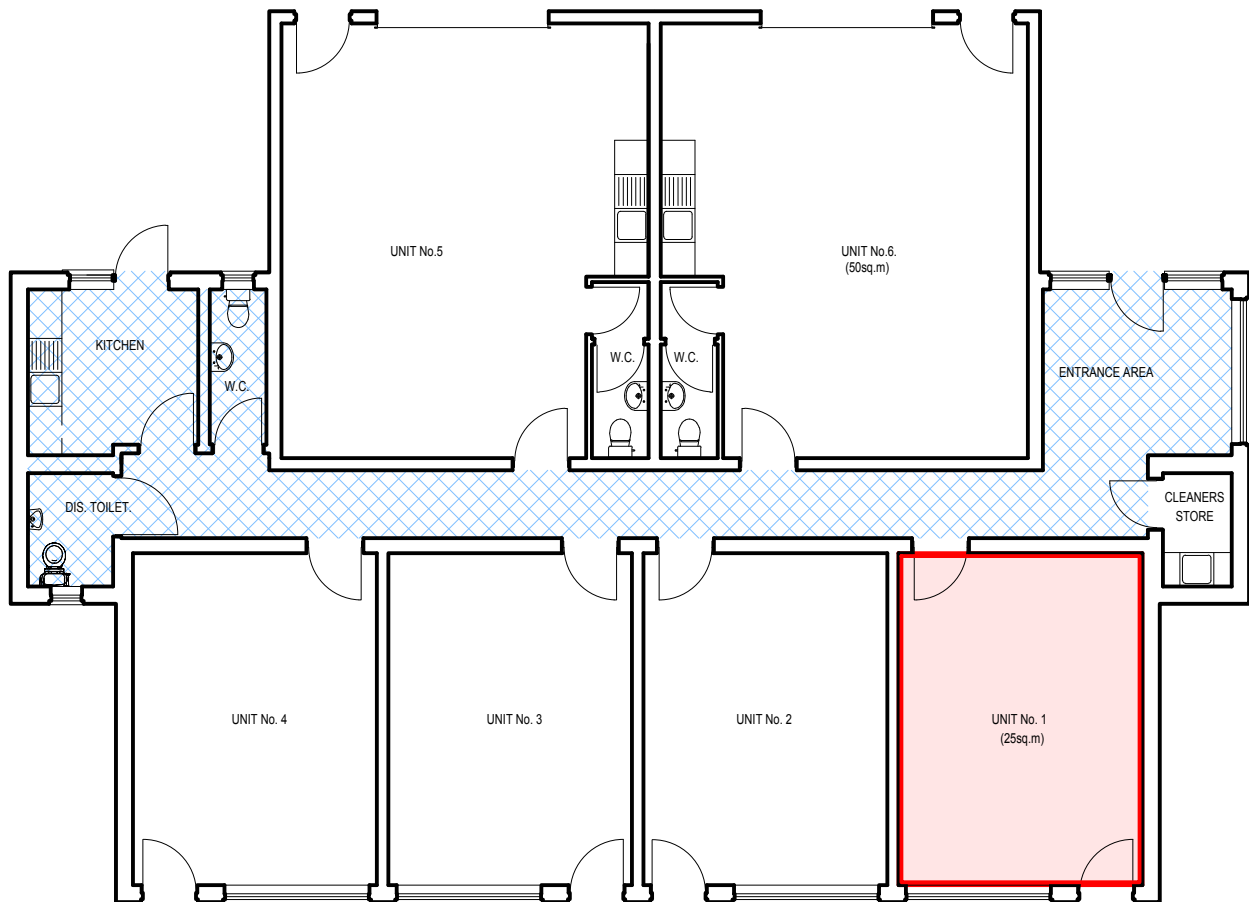
Disclaimer

This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let
**Coulardbank Business Centre,
Unit 1,
Coulardbank Industrial Estate,
Lossiemouth.**

**Housing & Property Services
Estates**

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