



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT 7 COULARDBANK INDUSTRIAL ESTATE, LOSSIEMOUTH IV31 6NG



Description

The property is located within the Coularbank Industrial Estate and comprises a detached single storey industrial/warehouse unit with a fenced yard to the side and rear. Internally the unit extends to approximately 387m² (4,166ft²) measured on a Gross Internal Area basis and the yard extends to approximately 1,085m² (11,679ft²)

Closing date: 12noon on Thursday 15th April 2021

Offers over £28,000 + VAT 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.

Description

The accommodation includes the main workshop/storage space of approximately 247m² together with reception, office, kitchen area, additional staff/storage area and toilet/shower facilities. The property benefits from oil-fired central heating. Access to the unit is via 2 large roller-shutter doors together with pedestrian doors to the front and rear. The yard is fenced with gate access at the front. There is also a parking area to the front of the property. 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.

Rent

Rental offers over £28,000 per annum + VAT payable monthly in advance will be considered.

Lease Terms

The property is offered on the basis that the tenant will accept the property in its current condition and will be responsible for all maintenance and repair of the property 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 its use and occupation of the property.

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 property has a current rateable value of £21,500 which would give annual Non-Domestic Rates payable of around £10,707 in the current year (2020/21).

The tenant would be responsible for checking its eligibility for any applicable rates relief. 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

ndr-eng@mail.moray.gov.uk

Energy Performance Certificate

The current building energy performance rating is G (105). The Certificate and Report are available for inspection on request.

Permitted Use

The unit is considered suitable for Class 4 (business), 5 (industrial) or 6 (storage) uses, subject to agreement of details. Other uses may be considered, subject to any statutory consents required, but the prospective tenant is responsible for ensuring that the property is suitable for the proposed use.

For further advice on Planning issues please contact the Council's Planning Service:-
Development Management, Economic Growth & Development, Moray Council PO Box 6760,
Elgin IV30 9BX Tel: 0300 1234561 or email: development.control@moray.gov.uk

For further advice on Building Regulations issues please contact the Council's Building Standards Service:-
Building Standards, Environmental Services, Moray Council PO Box 6760, Elgin IV30 9BX
Tel: 0300 1234561 or email: buildingstandards@moray.gov.uk

Further Details

For further details or to arrange to view the property contact Tim Barry, The Moray Council, Council Offices, High Street, Elgin, IV30 1BA.
Tel 07779 999233 or 0300 1234566 or Email: tim.barry@moray.gov.uk

Offers

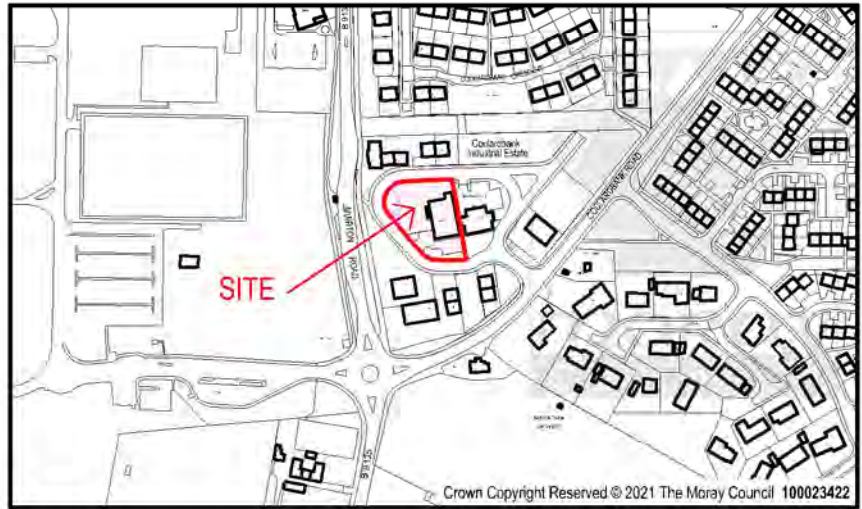
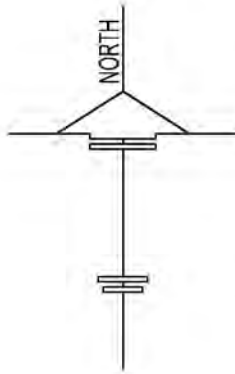
A closing date has been set for 12 noon on Thursday 15th April 2021.

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.

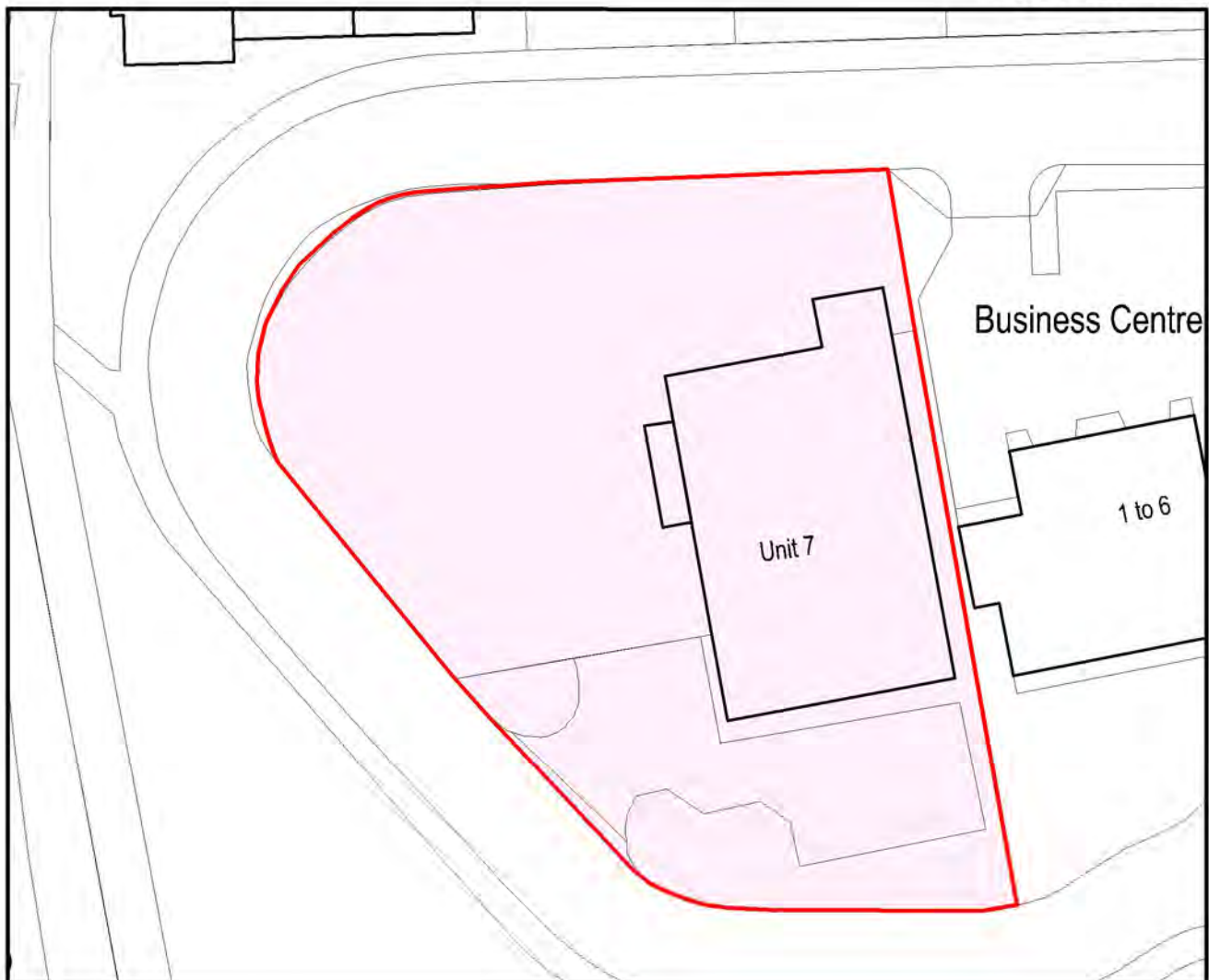
It should be noted that the Council are not obliged to accept the highest offer or any offer.

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 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



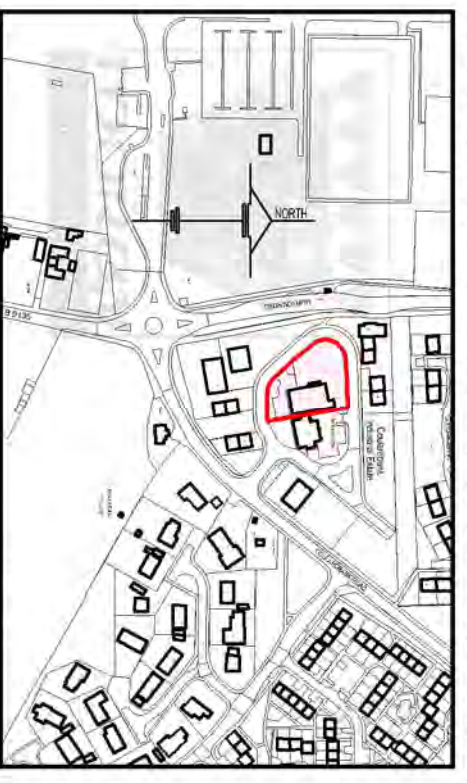
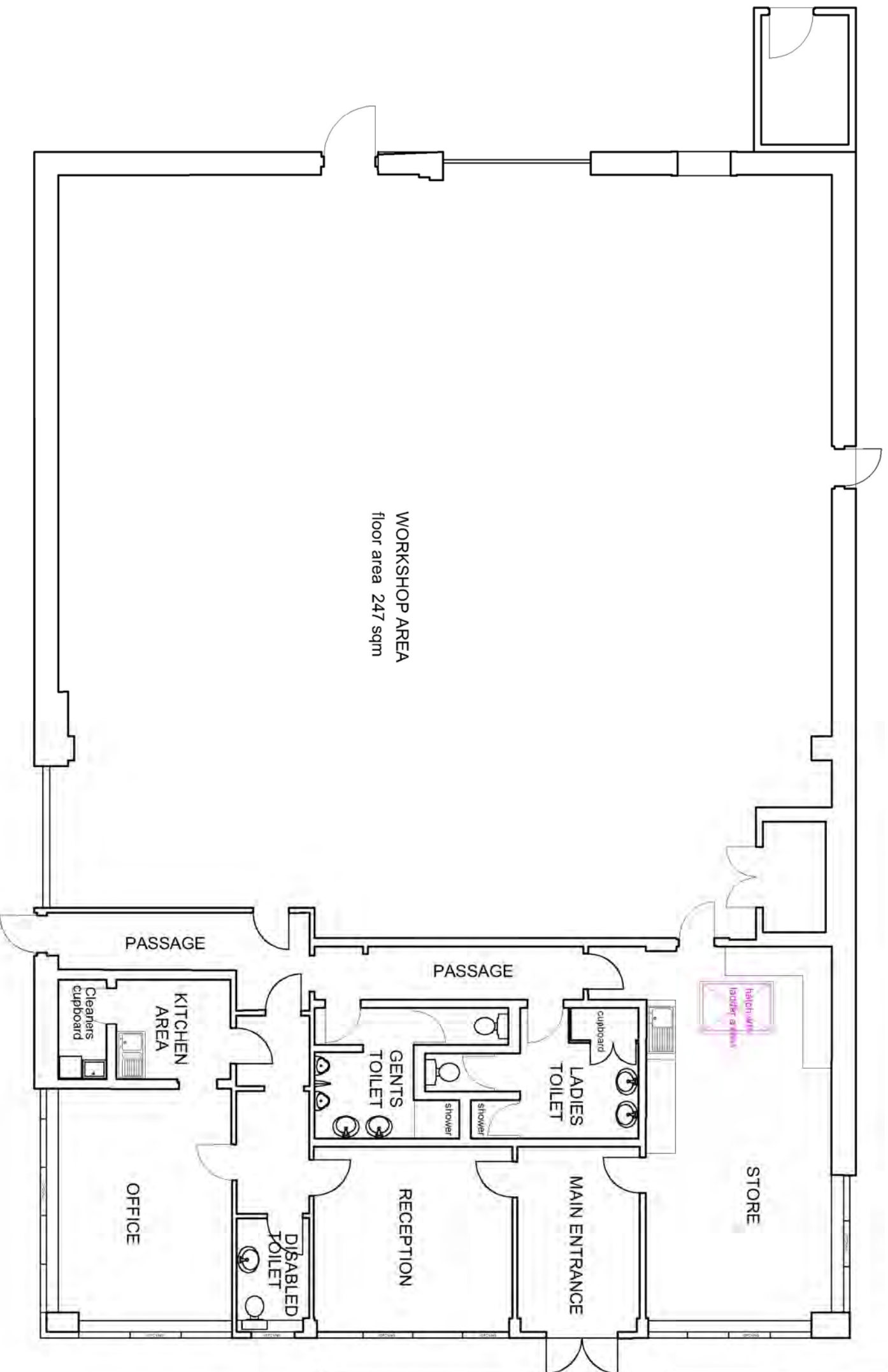
Property For Let

Unit 7,
Coularbank Industrial Estate,
Lossiemouth.

Housing & Property Services
Estates

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The Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 01343 563281



Ground Floor Plan - gross internal area of building = 387sqm



Drawing title		Unit 7, Coularbank Industrial Estate, Lossiemouth.	
Scale	1: 100	Date	Jan. 2021
Drawn By	CP	Deed Pack	
Drawing Number	G \ M C \ L \ 329		
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