



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

OFFICES 239 HIGH STREET, ELGIN



Closing date set for 12 noon on Thursday 9th February 2023

This 3 storey traditional stone and slate tenement has a total net internal floor area of 179m² and is situated on a prominent corner site at West end of Elgin High Street.

Offers over £13,000 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

This 3 storey traditional stone and slate tenement property is currently laid out for use as a restaurant with flat above. The property has traditional timber single glazed windows, a dual boiler wet radiator central heating system throughout, and comes with fixtures and fittings for use as a restaurant.

Accommodation:

(Click on links below to see all floor plans)

Ground Floor

Front Shop	47.3m ²
Disabled WC	3.6m ²

1st Floor

Kitchen/Pantry	25.5m ²
Store Room	17m ²
Lounge	10.4m ²
Toilet	3.6m ²

2nd Floor

Bedroom 1	13.8m ²
Bedroom 2	13.4m ²
Bedroom 3	13.2m ²
Bathroom	9.5m ²

Services

The property is served by mains electricity, water, sewerage and gas. The premises are heated using a gas boiler wet radiator heating system in the main reception area.

Purchasers are required to satisfy themselves as to the condition and suitability of the central heating system and all services.

Energy Performance Certificate

An Energy Performance Certificate has been obtained for the premises which rated the property as a "G" rating as at 2011. A copy of the Certificate or the Recommendation Report is available upon request. A refresh report has also been instructed and is currently awaited and a copy will be provided in due course.

Rateable Value and council Tax

The commercial property has a Rateable Value of £8,500. The proposed Rateable Value from 1 April 2017 is £7,400. Council Tax Band for residential element is Band C. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563456 or alternatively e-mail them on ndr-enq@mail.moray.gov.uk

Planning

The current use of the property is mixed restaurant (Class 3) with residential use. Planning Permission would not therefore be necessary for similar uses. Any proposal to use the property for other purposes would require consent for change of use in terms of Planning and Building Control legislation, which the applicant must obtain themselves. Similarly any proposal to alter or extend the existing buildings or develop the adjoining site shall require Planning Consent and Building Warrant which the purchaser must obtain.

The buildings are Listed Category C(s) and accordingly any alterations to the buildings would require Listed Buildings Consent.

It should be noted that the above advice is purely for guidance and is entirely without prejudice to the consideration of any formal applications for Planning Consent, Listed Buildings Consent or Building Warrant by the Moray Council.

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.

Viewing

Arrangements to view can be made by contacting Alexander Burrell, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, Tel No: 0300 1234566.

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 Stamp Duty Land Tax, if applicable, and registration dues.

Lease Terms

The premises are offered on the basis that the tenant will accept the premises in their current condition and will maintain the property in the same condition for the lease period. Council will look at improving the buildings energy efficiency in partnership with the tenant with current preference being loft insulation upgrade and installation of secondary glazing.

- The Council will consider lease periods from year to year 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 1, 2 and 3 (refer to Planning section above for more details).
- Fixtures and fittings will be included with lease and should be maintained by tenant.

Offers

Closing date set for 12 noon on Thursday 9th February 2023

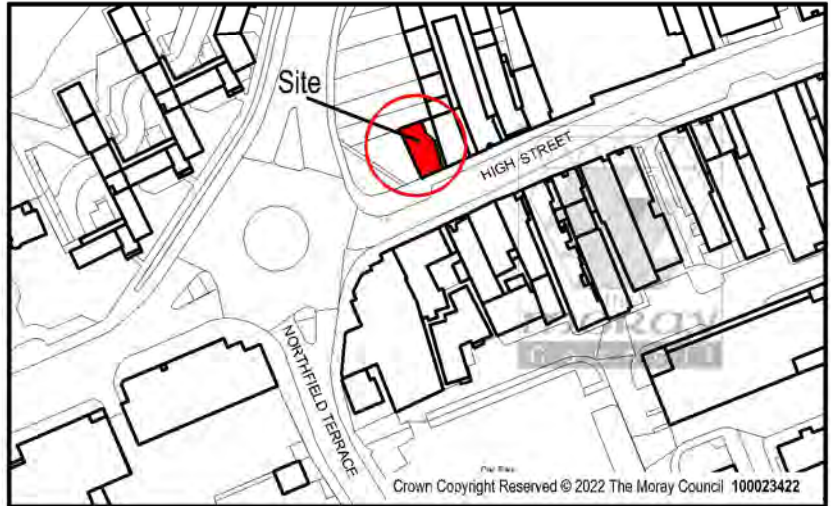
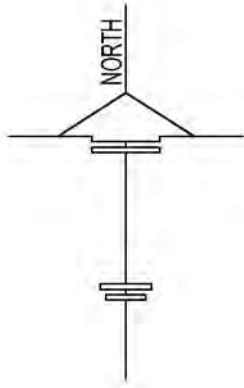
Offers over £13,000 per annum are sought for an annual lease. All parties interested in submitting an offer should note their interest in writing with the Asset Manager (Commercial Buildings), Moray Council, Council Offices, High Street, Elgin, IV30 1BX. or by email estates@moray.gov.uk

All parties who have had their interest noted will be sent details of a closing date for the receipt of offers once this has been set, together with details of the procedure for the submission of offers and an official offer label.

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

Any intending offerors 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 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 in to by way of missives between respective solicitors.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let

**239 High Street
Elgin**

**Housing & Property Services
Estates**

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