



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT 8 CHANONRY SPUR, ELGIN, IV30 6ND



Closing date set for 12 noon on Thursday 21st September 2023

The property is located within the Chanonry Spur Industrial Estate and comprises a single storey industrial/warehouse unit in the middle of a terrace of 3 units with a large shared forecourt area for access and parking. Internally the unit extends to approximately 86m² (925ft²) measured on a Gross Internal Area basis.

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

Offers over £7,000 + VAT per annum to lease

Any party wishing to submit a lease offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted their interest.

Description

The unit accommodation includes workshop/storage space together with sink area and toilet. Access to the unit is via a roller-shutter door and a pedestrian door to the front.

The unit is served by mains electricity and water, but the incoming tenant would need to satisfy themselves that the supplies are suitable for their purposes.

The tenant will also have non-exclusive rights to use the forecourt parking area, in common with the other units in the estate.

Rental Offers

Rental offers over £7,000 per annum + VAT payable monthly in advance will be considered.

Lease Terms

The premises are offered on the basis that the tenant will accept the premises in their current condition and will be responsible for all maintenance and repair of the premises 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 the use and occupation of the premises.

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 is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £7,400.

For further information regarding the Rateable Value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 541203.

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 them on ndr-enq@moray.gov.uk

Energy Performance Certificate

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

Planning Use

The unit is considered suitable for Class 5 (industrial) or 6 (storage) uses, subject to agreement of details. Other suitable uses may be considered, subject to any statutory consents required.

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

Viewing Details

For further details or to arrange a viewing please complete the following [form](#), and Ian Walker, the Estates Surveyor managing this property will be in contact shortly. Alternatively you may call Ian on 07855 146191 or email ian.walker@moray.gov.uk

Closing Date

A closing date has been set for 12 noon on Thursday 21st September 2023.

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 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 is not obliged to accept the highest offer or any offer.

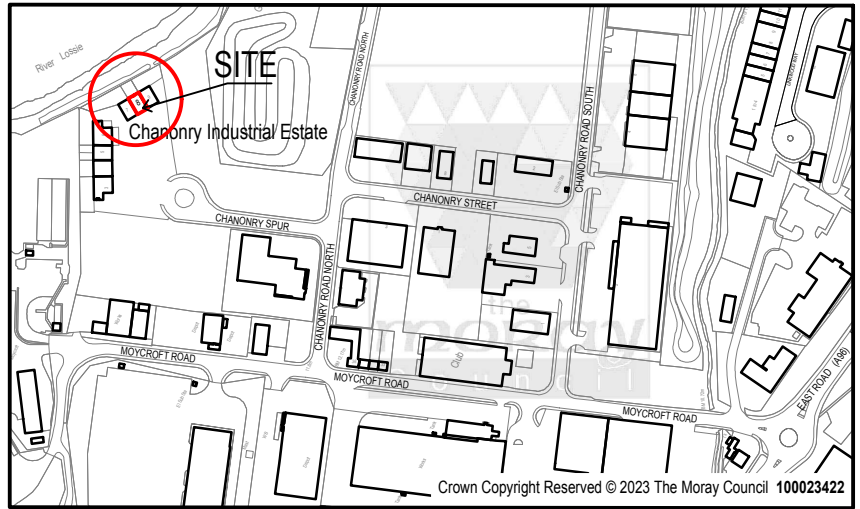
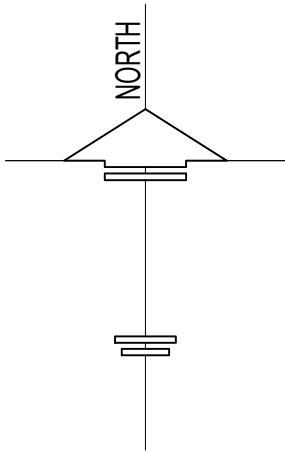
Data Protection

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](#)

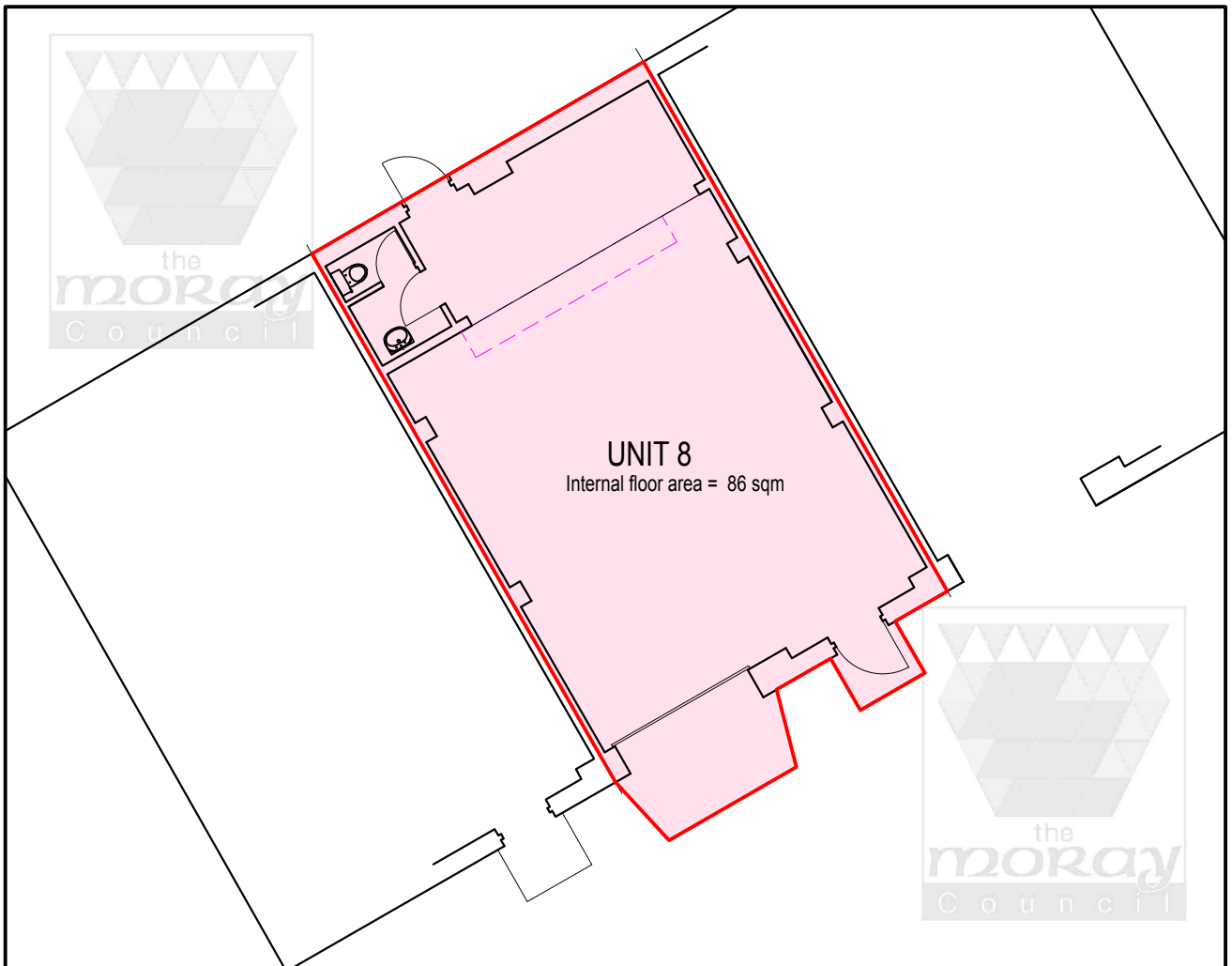
Disclaimer

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

**Unit 8 Chanony Spur
Chanony Industrial Estate
Elgin**

**Housing & Property Services
Estates**

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The Moray Council
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Telephone: 0300 1234566