

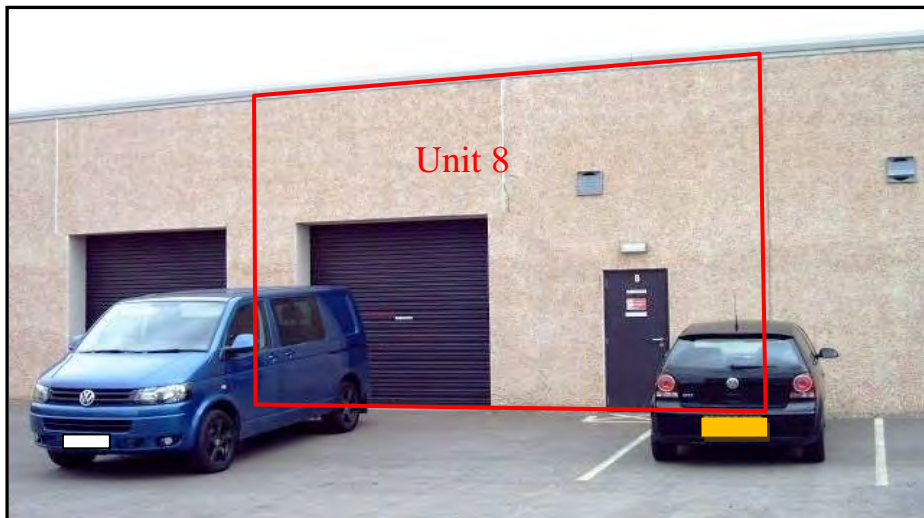


Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

8 CHANONRY ROAD NORTH, ELGIN, IV30 6NB



Description

The property comprises a harled concrete block wall factory unit with a 3m wide roller shutter door and a pedestrian access door. Internally the unit has a toilet facility and a stainless steel sink unit. The property extends to approx. 70m² (753ft²) measured on a Gross Internal Area basis. The property will have one designated car parking space in front of the unit and shared uses of other spaces nearby (see attached plan for further details)

Rent

Offers over £6,500 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.

Electrical Supply

There is a 3 Phase electrical supply to the unit but the supply is currently only metered through a single Phase meter. Any interested party would be responsible for undertaking their own checks to ensure the suitability of the supply within the unit for their own purposes. If use of a 3 Phase supply is required the tenant would be required to arrange for the installation of a new 3 Phase meter and any other required upgrading at their own cost.

Energy Performance Certificate

The premises are unheated and so no Energy Performance Certificate is provided.

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.

- The Council will consider lease periods from month to month upwards.
- The Rent will be reviewed every 3 years.
- The Council will arrange the building insurance and recover the cost of the annual premium from the tenant, but other insurance cover must be provided by the tenant.
- The Council will pay the Water Supply and Sewerage Rates and although the rent is inclusive of fixed Water and Sewerage Rates the Council is entitled to recharge the tenant for any consumption charges based on the water sub-meter within the unit. Any other drainage charges that may be levied by the supplier will be paid by the tenant

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.

Rateable Value

The unit is entered in the Valuation Roll for the current year, effective from 1 April 2023, with a Rateable Value of £5,800.

Rates Reliefs

Here is a link to the Council's Non Domestic (NDR) Rates Team website where you can access information on NDR including the various potential reliefs available and how to apply for any relief that may be applicable:

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 and under which it is possible that you may be eligible to apply for rates relief of up to 100%

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

Permitted Use

Permitted use will be limited to uses within Use Classes 5 and 6 including general industrial, storage, distribution, workshop etc. Whilst no office is provided tenants may be permitted to install an ancillary office at their own expense subject to agreement and obtaining any necessary consent such as Building Warrant.

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

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

All parties interested in submitting an offer for lease should in the first instance note their interest in writing with 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 offer or any offer.

Data Protection

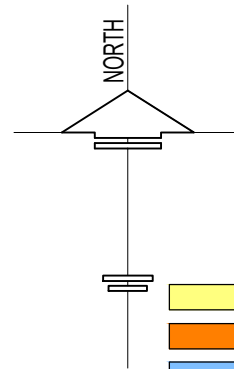
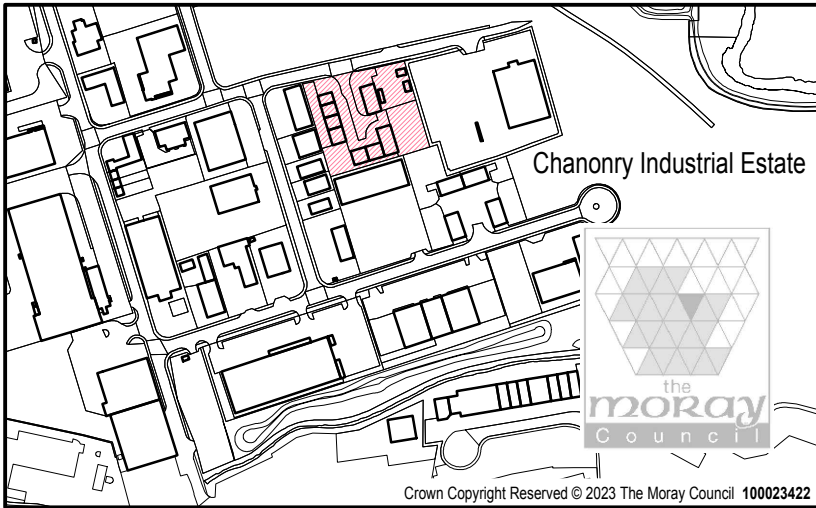
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

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.

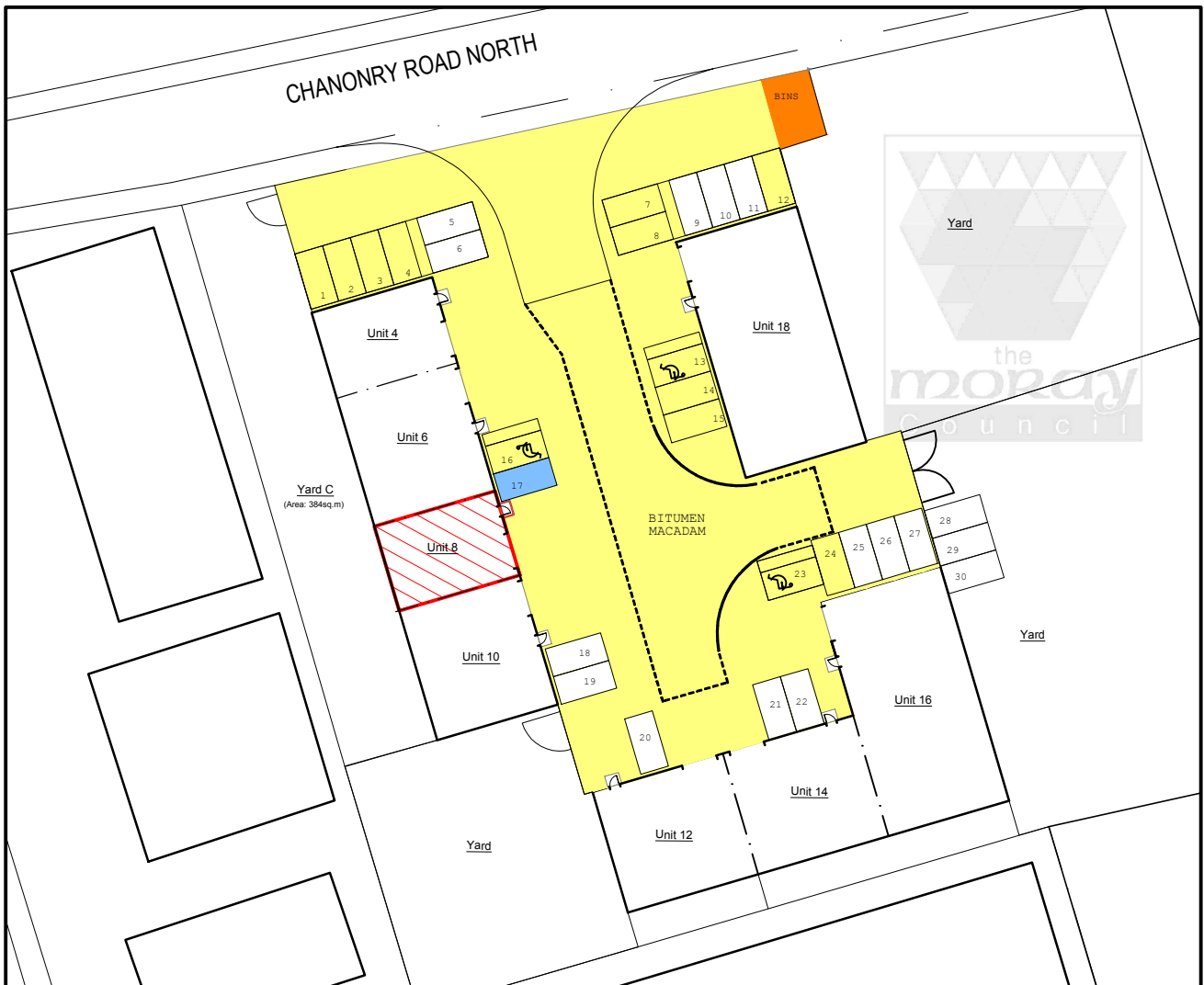
Any intending offerers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of the Writings (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as 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.



- Common areas
- Common bin store
- Parking exclusive to unit hatched red

LOCATION PLAN



Property For Let

Unit 8
Chanonry Road North
Elgin

Housing & Property Services Estates

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The Moray Council
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 Telephone: 0300 1234566