



Moray Council Property Sales Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE or TO LET

1 Gordon Square, Portgordon. AB56 5RG **Former Library/Community Facility**



Closing date set for 12 noon on Thursday 14th September 2023.

**Offers over £12,000 or
£1,000 per annum exclusive of VAT are invited.**

Description

Former Library and community facility with potential, subject to planning, for a number of commercial uses especially offices or similar.

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.

Location/Description

Portgordon is a picturesque seaside town located approximately 2 miles west of Buckie retaining many of the original, coastal fisher town features and layout. Portgordon is essentially residential in nature although there are several recreational features including a golf course, harbour, bowling green and playing fields. The town of Buckie only being a short distance away provides the main shopping and educational features for the area.

The property comprises the ground floor of a two storey traditional slate and stone building constructed around 1907. The property comprises a front office, kitchen and disabled WC as shown on the attached layout and location plan. Property benefits from timber double glazed windows and door, electric heating, a disabled WC and Fitted kitchen.

Services

Property benefits from mains power, water and sewerage.

Non Domestic Rates

The property has a Rateable Value of £3,200.

For further information regarding rateable value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 619819 or alternatively e-mail them on elgin@grampian-vjb.gov.uk.

Small Business Bonus Scheme: The Scottish Government's scheme is intended to assist small businesses and it is possible that you may be eligible for 100% rates relief. For further information contact Moray Councils Non Domestic Rates Team on 01343 563456 or alternatively email them on ndr-enq@moray.gov.uk

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.

Lease period - The Council will consider lease periods from year to year upwards.

Rent - The rent will be reviewed every 3 years.

Legal Fees - The Council's reasonable legal expenses in any lease will be recovered from the tenant.

Buildings Insurance - 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 - Permitted uses will be limited to use Classes 1, 2 and 3 (refer to Planning section below for more details). No residential use will be permitted.

Fixtures - Fixtures and fittings will be included with lease and should be maintained by tenant.

Energy Performance Certificate

The property's current rating is rated "D".

To view the full Energy Performance Certificate please click on the [link](#).

Accommodation

Front shop/office 32m² (344f²).

Kitchen 3.4m² (36f²)

WC 3.4m² (36f²)

Contaminated Land

The Moray Council Environmental Health Section has advised that recorded contaminative uses include industrial use within 30 metres and the Harbour within 45 metres. Neither is considered to be a significant source of contamination in relation to the property offered for sale.

Title

The Council's Title to the property can be viewed by arrangement by contacting Rachel McGillivray, Solicitor (Property and Contracts), Moray Council, Council Offices, High Street, Elgin, IV30 1BX or email: Rachel.McGillivray@moray.gov.uk

Planning and Building Standards

The current authorised planning use is within Class 10 (Non Residential Institution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 so the property can be used as as a crèche, day nursery or day centre; for the provision of education; for the display of works of art (otherwise than for sale or hire); as a museum; as a public library or public reading room; as a public hall or exhibition hall; for, or in connection with, public worship or religious instruction, or the social or recreational activities of a religious body; or as a law court. Any of the uses must be able to be carried out in a residential area without detriment to the amenity of that area.

The property does not fall within any specific land use designations in the Local Development Plan but may be potentially suitable for a range of uses appropriate to its central location. Given its location the property is considered potentially suitable for conversion to residential uses subject to planning consent and building warrant.

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.

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.

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.

Offers

Offers in excess of £12,000 to purchase the property or £1,000 per annum exclusive of VAT to lease the property are invited.

A closing date has been set for 12 noon on Thursday 14th 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 or any offer.

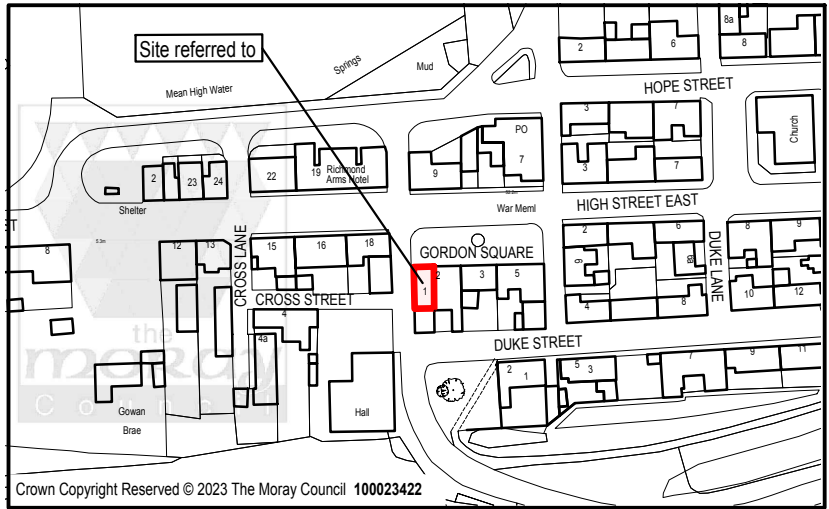
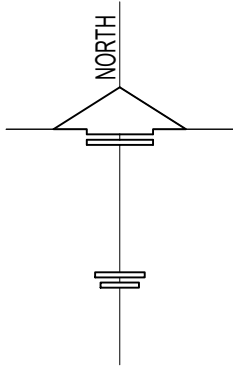
Disclaimer

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.

Data Protection

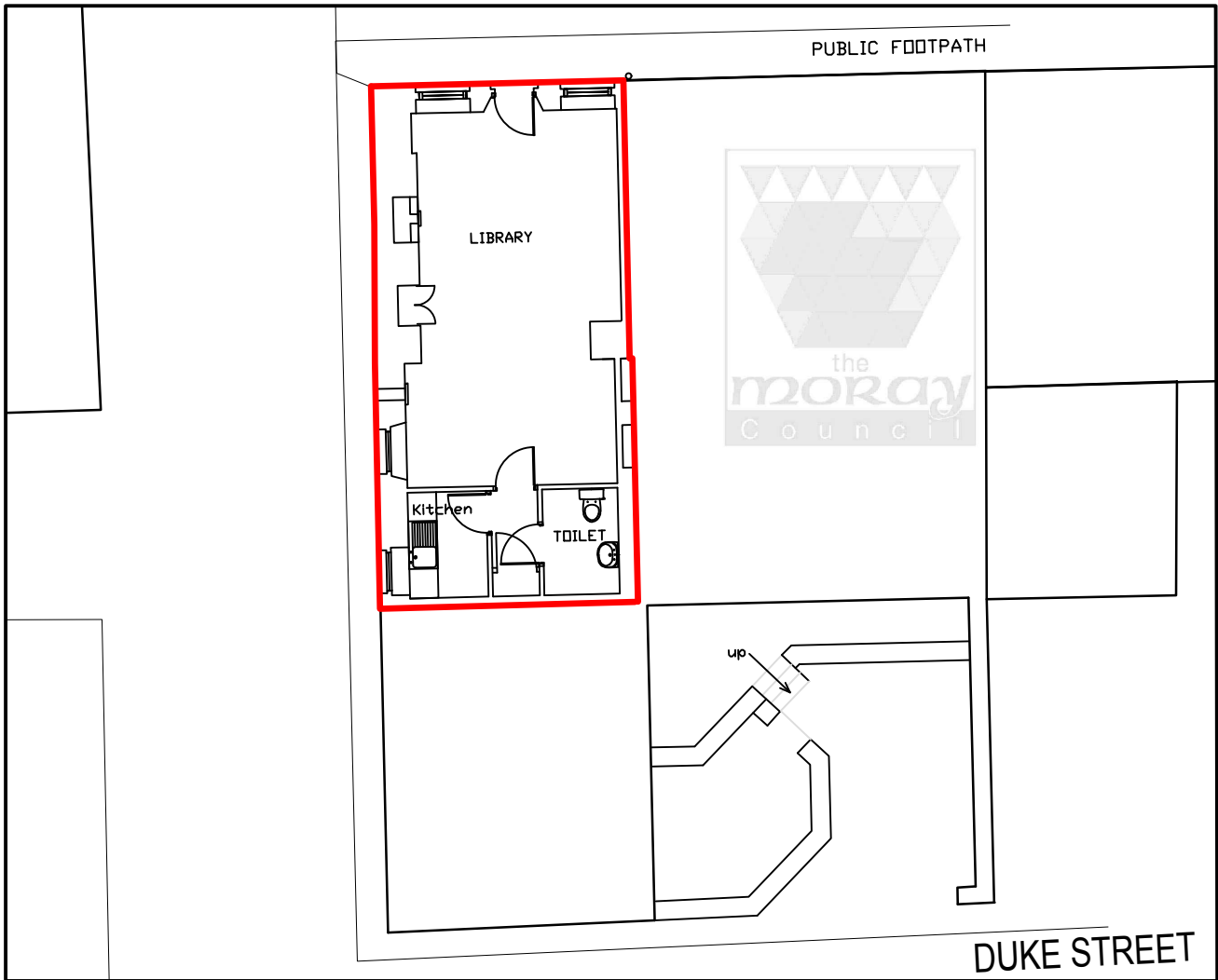
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



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LOCATION PLAN



Property For Sale

1 Gordon Square,
Portgordon.

Housing & Property Services
Estates

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The Moray Council
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Telephone: 0300 1234566