



Moray Council

Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

MODERN OFFICES/POTENTIAL FOR RETAIL USE 232 HIGH STREET, ELGIN



High quality office accommodation in prominent, town centre location, adjacent to large car park. Also considered potentially suitable for retail use.

Rental offers over £19,750 per annum are invited.

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

Ground floor office accommodation extensively refurbished to a very high standard.

Accommodation comprises offices, meeting rooms, canteen/staff room and toilets, extending to approximately 168 m² Gross Internal Area and 136m² Net Internal Area. A location and indicative floor plan is available via this [link](#).

Although there is no dedicated parking it is located very close to a large public car park.

Suspended ceilings, predominantly LED lighting, gas central heating, air conditioning, CCTV.

Disability Discrimination Act compliant.

Lease Terms

The property is offered on the following main terms:-

Lease period - from one month to 5 years, although longer leases may be considered.

Rent – to be paid monthly in advance and to be reviewed every 3 years.

Repairs/Maintenance – the tenant will accept the property in its current condition and will be responsible for internal repairs and maintenance. The Council will maintain and repair the external parts and any shared services.

Buildings Insurance - the Council will arrange insurance for the property and recover the cost of that insurance from the tenant.

Fees - the Council's reasonable legal expenses for a lease will be recovered from the tenant.

Permitted uses - will be limited to uses within Use Classes 4 although changes of use to Classes 1, 2 or 3 may be considered - see the Planning Section below for more details.

Utilities – gas, electricity and water supplies are shared with the other parts of the larger property – occupied by the Council's Registrars and the Grampian Joint Valuation Board. The electricity recharge is assessed with reference to sub meters, whilst the gas and water is recharged on the basis of 25% of the totals for the combined spaces.

Non Domestic Rates (NDR)

The property is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £16,750.

Reliefs

Here is a link to the Council's Non Domestic Rates Team website where you can access information on NDR including the various potential reliefs available and on how to apply for any reliefs 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 - it is possible that you may be eligible rates relief up to 100%.

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

Energy Performance Certificate

An Energy Performance Certificate is being obtained for the property and a copy of the Certificate and the Recommendation Report will be made available.

Planning and Building Standards

The property has planning consent for office/business uses as defined in class 4 of the Town and Country Planning Use Classes (Scotland) Order 1997. Any use out with this may be permitted subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use.

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.

Further Details/Viewing

For further details or to arrange a viewing please complete the following [form](#), and Sonya Anderson, Graduate Estates Surveyor, will be in contact shortly. Alternatively you may call Sonya on 07779 999233 or email sonya.anderson@moray.gov.uk

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 by e-mail estates@moray.gov.uk

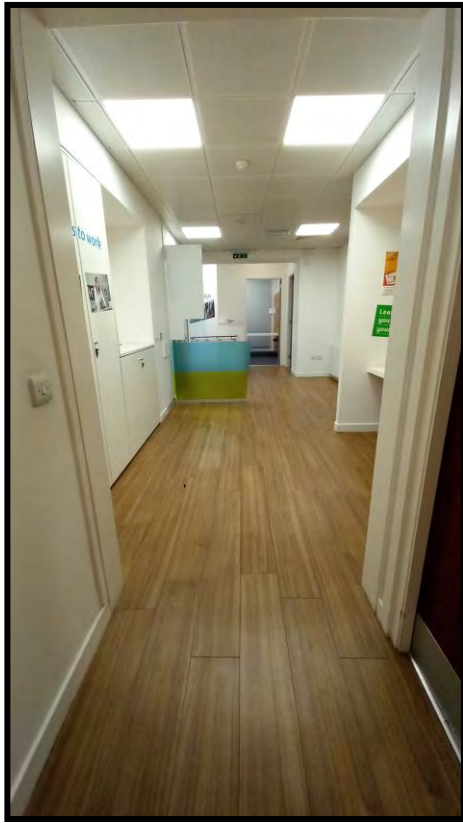
It should be noted that the Council is not obliged to accept the highest or any offer.

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

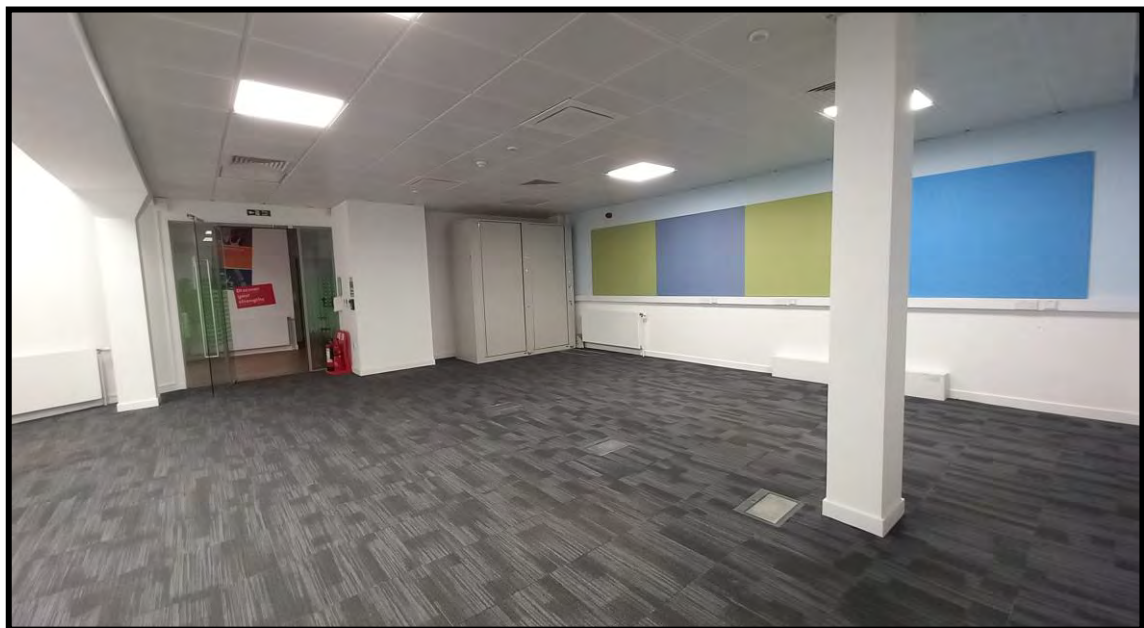
This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.



Internal Corridor



Meeting Room



Main Office