



## Moray Council Housing & Property Services

Council Offices  
High Street  
Elgin  
IV30 1BX

# FOR LEASE

## UNIT 11 COULARDBANK INDUSTRIAL ESTATE, COULARDBANK ROAD, LOSSIEMOUTH, IV31 6NG



### **Description**

This property is located within Coularbank Industrial Estate and comprises a single storey semi-detached workshop/storage accommodation with yard. There is pedestrian and vehicular access to the property over a paved forecourt. Vehicular entry to the Unit is by a concertina door and pedestrian only access is through the single entrance door on the gable. The accommodation comprises; main workshop, office, W.C. and kitchenette extending to approximately 78m<sup>2</sup> (840ft<sup>2</sup>) measured on a Gross Internal Area basis. The yard (at the side and rear) and forecourt extend to approximately 134m<sup>2</sup> (1,442ft<sup>2</sup>) and 92m<sup>2</sup> (990ft<sup>2</sup>), respectively.

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

### **Rent**

**Offers over £8,000 per annum**, payable monthly in advance, will be considered. It is understood this property is exempt from VAT.

*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.*

### **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 reviewed on a 3-yearly cycle.

Repairs/Maintenance – the tenant will accept the property in its current condition and will maintain it in that condition.

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

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

Permitted uses - will be limited to uses within Use Classes 5 and 6 (refer to the Planning section below for more details) including light industrial, storage, distribution, workshop etc. Tenant/s may be permitted to install ancillary offices at their own expense.

Common Areas - the Council will maintain any common areas and services including access and street lighting.

### **Non Domestic Rates (NDR)**

The property is currently entered in the Valuation Roll for the current year, effective from 1 April 2023, with a Rateable Value of £6,600.

#### **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](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](mailto:ndr-enq@moray.gov.uk)

### **Energy Performance Certificate**

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

### **Planning and Building Standards**

The property has planning consent for general industrial, storage and distribution uses as defined in Classes 5 and 6 of the Town and Country Planning Use Classes (Scotland) Order 1997. Any use outwith these 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](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: 03001 234 561 Email: [development.control@moray.gov.uk](mailto:development.control@moray.gov.uk) Planning Officers are available between 2pm and 4pm Monday – Friday via telephone number 03001 234 561.

Further advice on Building Standards issues is available via this link [http://www.moray.gov.uk/moray\\_standard/page\\_79069.html](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](mailto:buildingstandards@moray.gov.uk) Tel: 03001 234 561. Building Standards Officers are available between 2pm and 4pm Monday – Friday via telephone number 03001 234 561.

### **Further Details/Viewing**

For further details or to arrange a viewing please complete the following [form](#) and Sonya Anderson, the Graduate Estates Surveyor managing this property, will be in contact shortly. Alternatively, you may contact Sonya on 07779 999 233 or [sonya.anderson@moray.gov.uk](mailto: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 email [estates@moray.gov.uk](mailto:estates@moray.gov.uk).

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

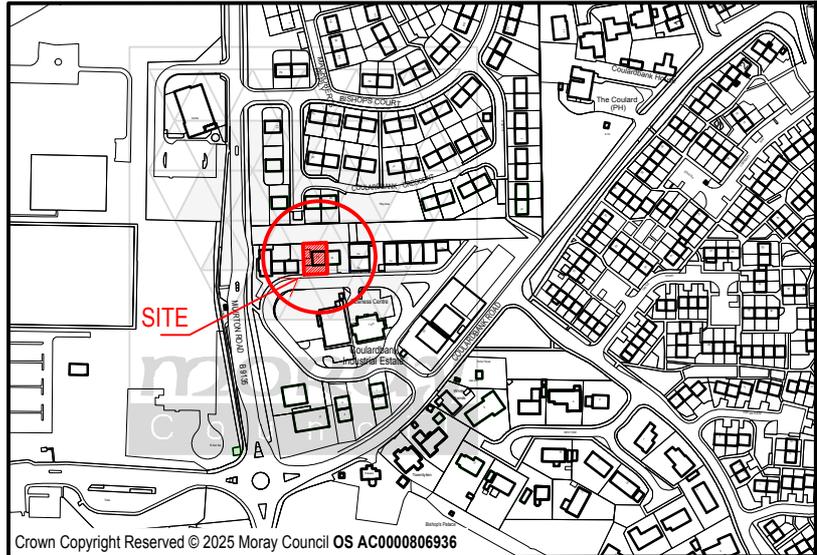
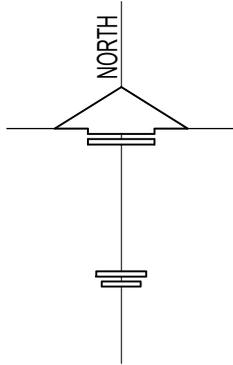
### **Data Protection**

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](#)

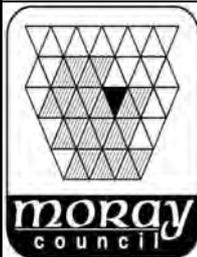
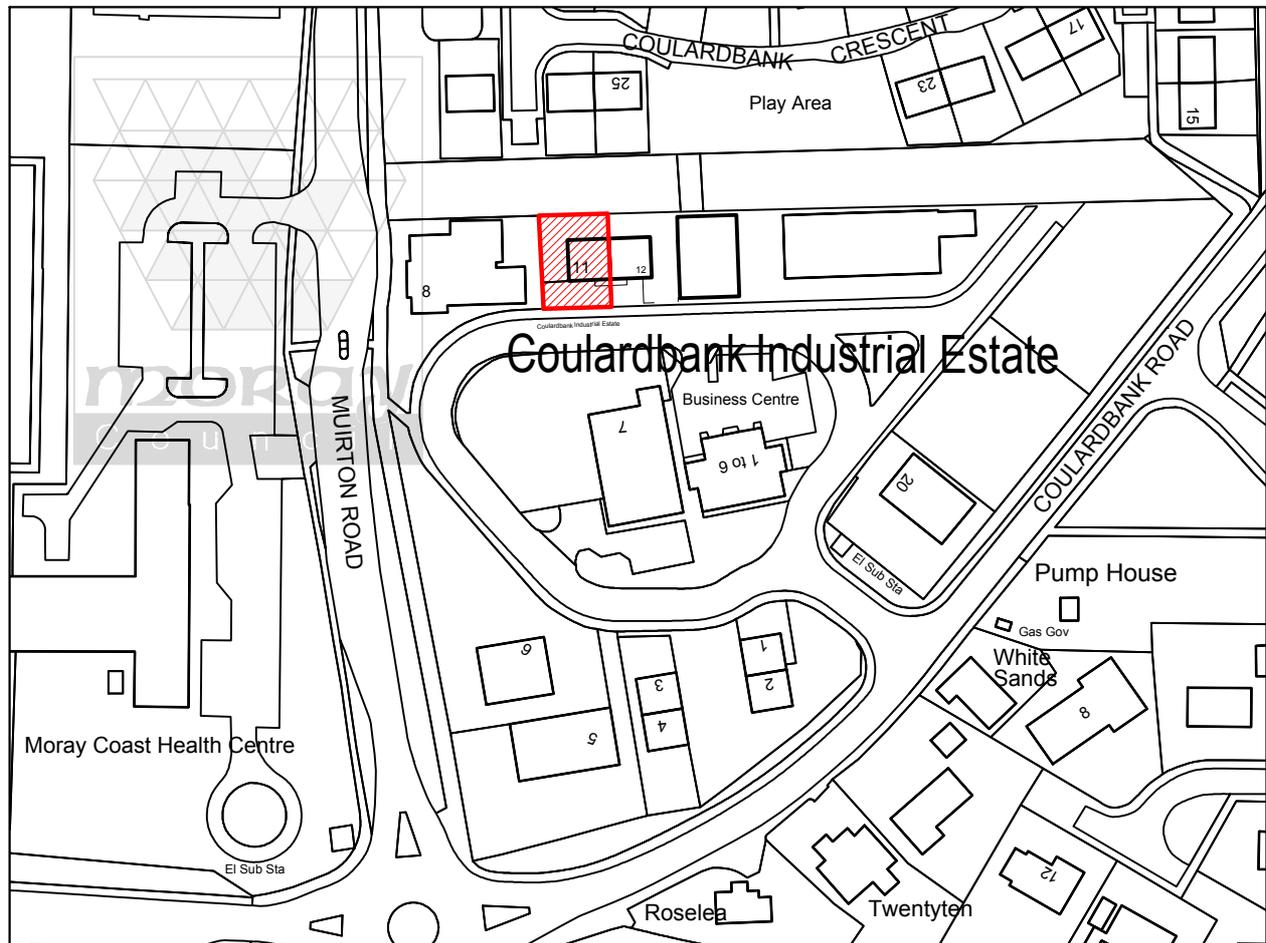
### **Disclaimer**

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.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let

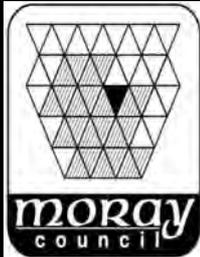
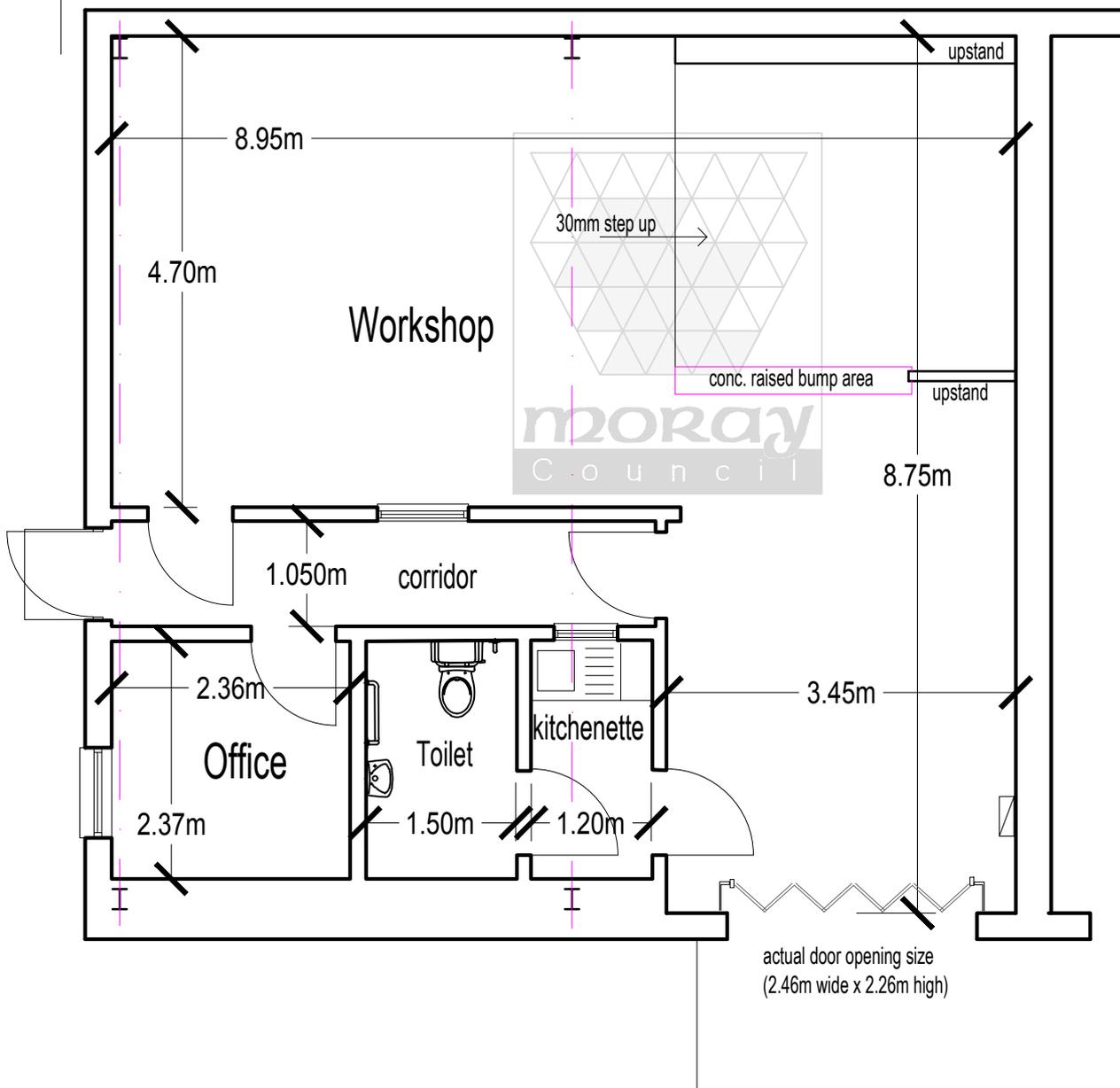
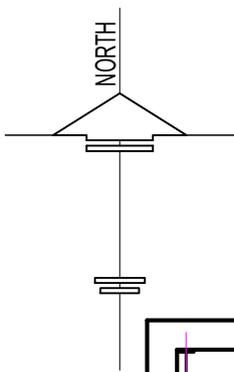
**Unit 11**  
**Coularbank Ind Estate**  
**Lossiemouth**

**Housing & Property Services**  
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Council Office, High Street, Elgin IV30 1BX  
Telephone: 0300 1234566

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