



The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

WORKSHOP UNITS & STORES OLD STATION YARD, BUCKIE



A complex of 2 workshops and 4 stores ranging in size from 39 square metres to 168 square metres was refurbished in 2015. Each property benefits from designated onsite parking, visitors' parking and high levels of security. Yard space is available with one of the factory units.



**THIS PROJECT WAS PART-FINANCED BY THE EUROPEAN
REGIONAL DEVELOPMENT FUND**

Description:

The development is sited within a secured steel palisade fence as shown on the attached layout plan. The units are of steel frame construction with cement block walls clad with red sheeting with a pitched composite metal roof. Factory units have 2 roller shutter doors (Unit 1 has a 3.4m wide by 2.9m high roller door in the north elevation and a 3.6m wide by 2.6m high roller door in the west elevation and Unit 2 has a 3.47m wide by 2.93m high roller door in the north elevation and a 3.6m wide by 2.6m high roller door in the east elevation), multi-point locking pedestrian access door, a disabled toilet and a kitchenette. The stores (A-D) benefit from a single 3.4m wide by 2.9m high roller door. Please refer to the attached layout plans for more information.

Accommodation: (areas approximate only until measurements can be confirmed)

Unit Number	Gross Internal Area	Allocated Parking Spaces	Yard Area*	Availability
1	168 m ²	3 spaces	975 m ²	To Let
2	163 m ²	3 spaces	N/A	To Let
A	39 m ²	1 space	N/A	Let
B	39 m ²	1 space	N/A	Let
C	39 m ²	1 space	N/A	Let
D	40 m ²	1 space	N/A	Let

Lease and Terms:

These properties are offered for lease on a full repairing and insuring lease basis on easy in easy out terms. Main terms are:

Lease period will be from one month to 5 years.

- Rent will be reviewed on a 3 year cycle.
- Tenant will accept the premises in their current condition and will maintain them in that condition.
- The Council will arrange insurance for the premises and recover the cost of that insurance from the tenant.
- The Council's reasonable legal expenses in any lease will be recovered from the tenant.
- Permitted uses will be limited to uses within Use Classes 5 and 6 (refer to Planning section below for more details) including light industrial, storage, distribution, workshop etc. Whilst no offices are provided tenant/s may be permitted to install ancillary offices at their own expense.
- The Council will maintain the common access areas, common services, visitors car parking areas, external lighting and fencing of common areas.

Rateable value:

Stores have a rateable value of £2,600. The workshops have not yet been assessed for rateable value purposes. A value will be provided once the premises are occupied.

Rentals sought are as Detailed in the Table Below:

Number	Rent (per annum)*
1	£11,700
2	£8,500
A	£1,410
B	£1,410
C	£1,410
D	£1,445

* rents quoted are on the basis of an annual lease and are exclusive of VAT.

Small Business Bonus Scheme:

The Scottish Government announced the introduction of the Small Business Bonus Scheme which commenced on 1st April 2008. The 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 Council's Non Domestic Rates Team on 01343 563194/5 or alternatively email them on ndr-enq@mail.moray.gov.uk

Planning Position:

The development 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 beyond this definition may be permitted subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use.

Energy Performance Certificate:

These premises will be unheated and therefore the Council will not be providing an energy performance certificate in respect of the premises. If you have any questions regarding this decision please contact Alexander Burrell, Estate Surveyor on 01343-563296.

Viewing:

Appointments to view may be arranged by contacting the Estates Services, The Moray Council, Council Headquarters, High Street, Elgin IV30 1BX, telephone number 01343-563281.

Applications to Lease:

Applications to lease are invited from new and established Small to Medium Sized Enterprises only. Applications should be submitted using the attached form to the Estates Manager, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX. Tel 0300 1234566 or email estates@moray.gov.uk

Other Properties:

For details of other available Council properties please contact the Estates Manager, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX. Tel 0300 1234566 or email estates@moray.gov.uk

Any interested parties 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.

