



Moray Council Property, Estates & Assets

Moray Council Offices
High Street
Elgin
IV30 1BX

TO LET

Store 23 Hopeman Harbour



Description

This unserviced store is located at Hopeman Harbour, within a mixed-use area comprising a combination of similar storage units, commercial, and residential properties.

The property is of stone and timber construction with pitched timber roof clad in metal sheeting. Internally comprises a main storage area and hatch to loft level. Gross internal area approx. 41.8m² at ground floor and 22.32m² at first floor (450 sq.ft. and 240 sq.ft.)

The unit is suitable for storage and distribution purposes only and would be ideal for harbour users or general business storage. The location provides convenient access for loading and unloading, with immediate proximity to the harbour.

Rent

Offers over £2,200 per annum + 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.

Lease Terms

The property is offered on the following main terms:-

Lease period – to be agreed.

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 that insurance from the tenant.

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

Permitted uses – will be limited to uses within Use Class 6 (refer to the Planning section below for more details) including storage and distribution.

Non Domestic Rates (NDR)

The property is currently entered in the Valuation Roll, effective from 1 April 2026, at a Rateable Value of £1,350.

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

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

Planning

The property has planning consent for general industrial, storage and distribution uses as defined in Class 6 of the Town and Country Planning Use Classes (Scotland) Order 1997. Any use out with 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

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.

Building Standards

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 Alannah Greig, the Graduate Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Alannah on 07815647297 or email alannah.greig@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.

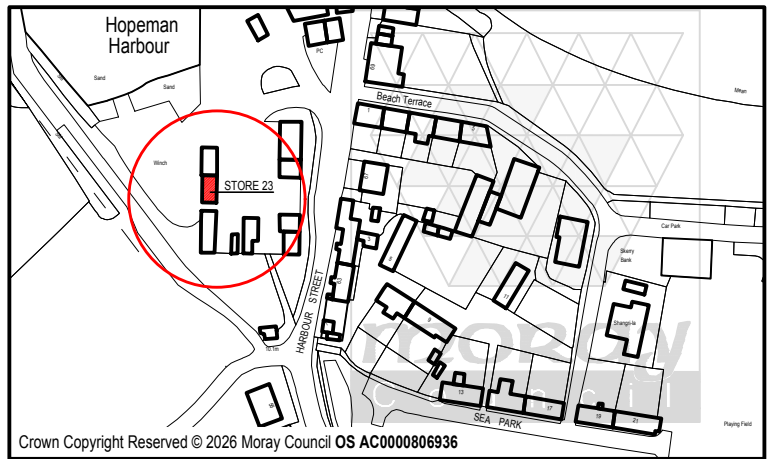
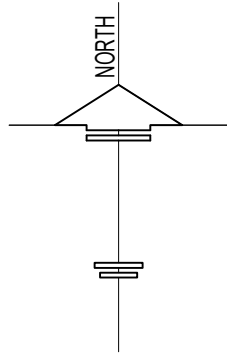
Data Protection

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

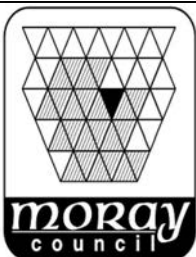
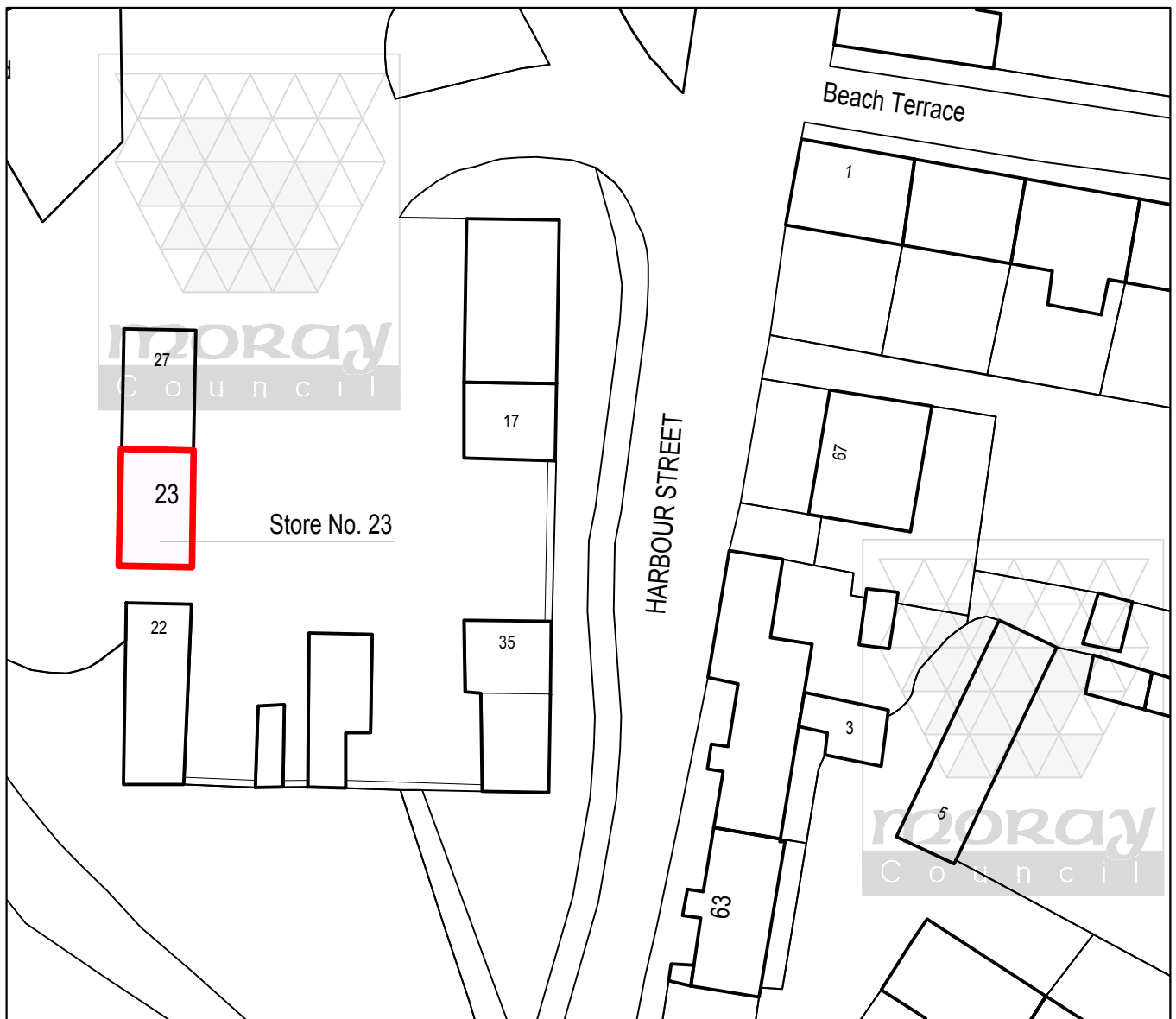
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PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN

SCALE 1:2500



Property for Let

Store 23 Hopeman Harbour
Harbour Street,
Hopeman.

Property, Estates and Assets
Housing, Property & Communities

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Moray Council
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