



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

FOR LEASE

UNIT 3 COULARDBANK INDUSTRIAL ESTATE COULARDBANK RD, LOSSIEMOUTH, IV31 6NG



Description

Located in the Coulardbank Industrial Estate, the property comprises single storey semi-detached workshop/storage accommodation with a secure yard. There is a surfaced common forecourt providing vehicular access at the front of the property.

Vehicular entry to the Unit is by the concertina door and pedestrian only access is through the single entrance door. The accommodation comprises; main workshop, office, W.C. and kitchenette extending to approximately 70m² (753ft²) measured on a Gross Internal Area basis. The yard extends to approximately 115m² (1,238ft²).

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

Rent

Offers over £6,900 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 – 6 year lease with a tenant only break on the 3rd anniversary.

Rent – the first 2 months' rent payable on entry and then monthly in advance by Direct Debit.
Rent 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. A Condition Schedule will be prepared by the Council to be attached to the lease.

Buildings Insurance - the Council will arrange insurance for the property and recover the cost of that insurance from the tenant. Other insurance cover must be provided by the tenant as applicable.

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.

Rates - the tenant will be responsible for the payment of rates and all other services and outgoings arising from the use and occupation of the premises.

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 2026, with a Rateable Value of £6,200.

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-eng@moray.gov.uk

Energy Performance Certificate

These premises are heated. An Energy Performance Certificate will be 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 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 Mondays, Wednesdays and Fridays 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 Cameron MacKay, Estates Surveyor managing this property, will be in contact shortly. Alternatively, you may contact Cameron on 07854 685809 or email: Cameron.MacKay@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

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

Data Protection

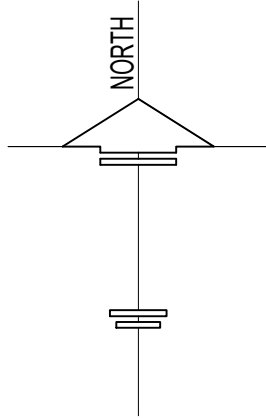
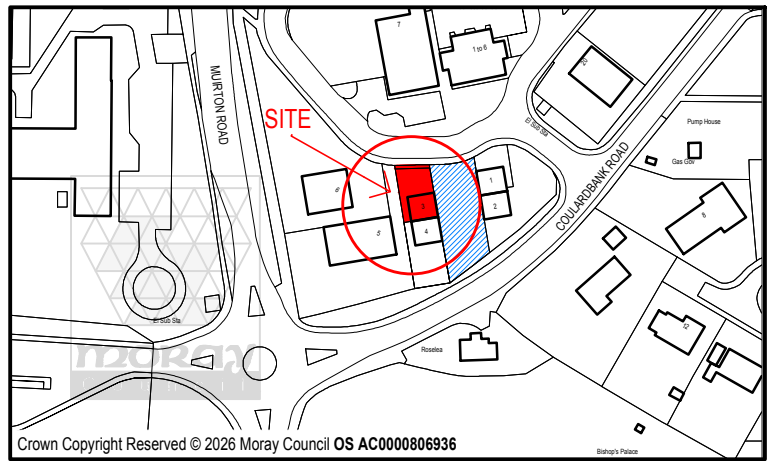
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

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.



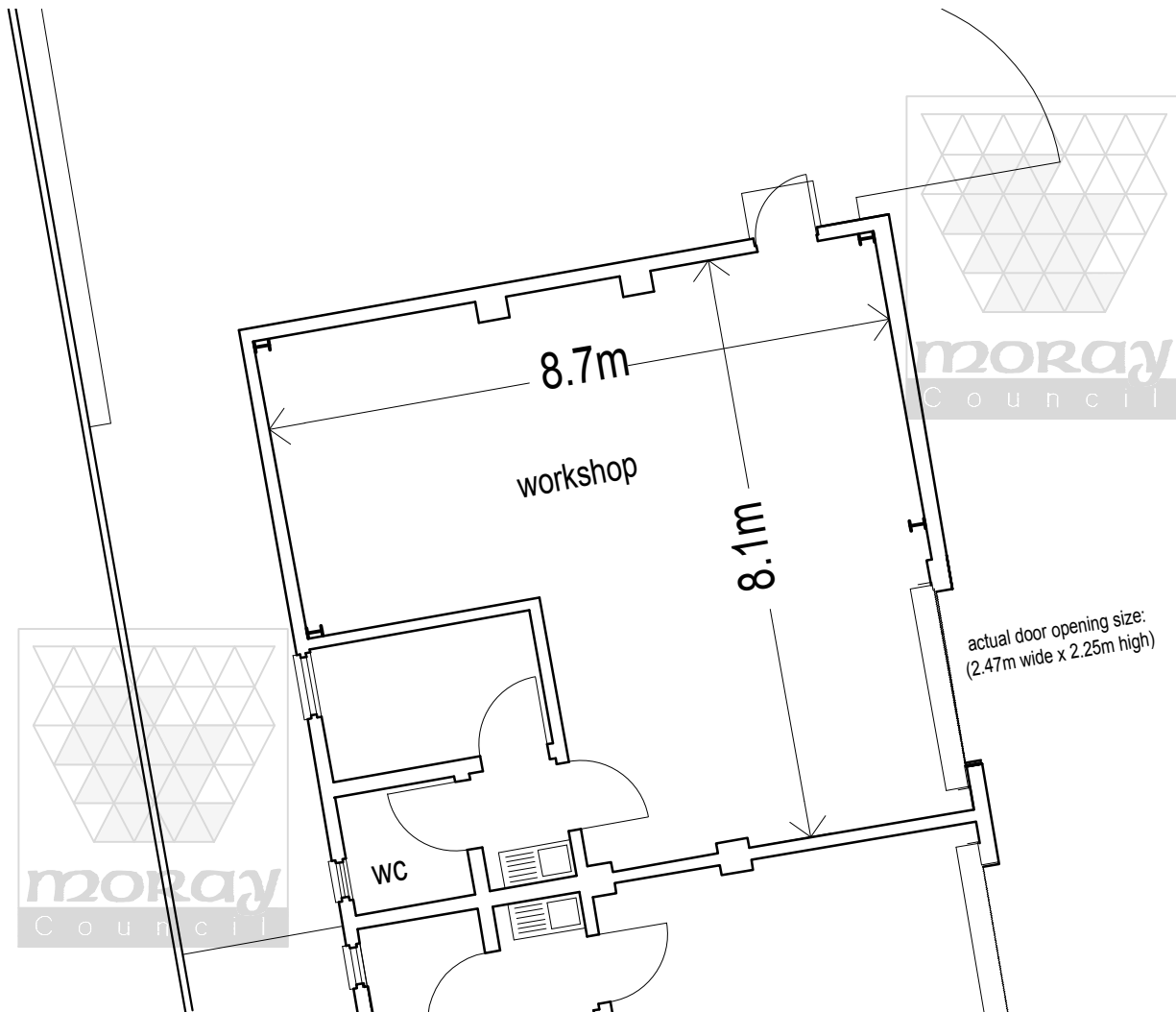
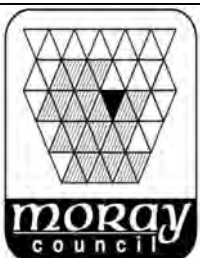
Internal layout



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LOCATION PLAN

SCALE 1:2500



Property To Let

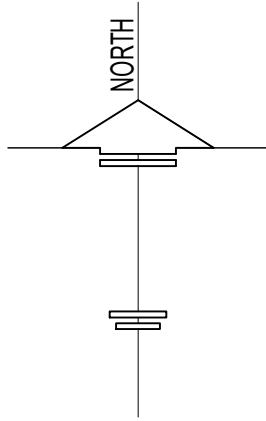
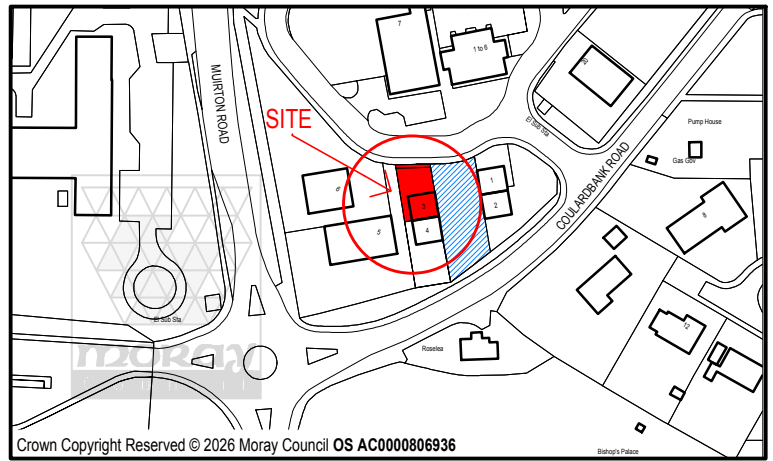
**Unit 3,
Coulardbank Industrial Estate,
Lossiemouth.**

**Property, Estates and Assets
Housing, Property & Communities**

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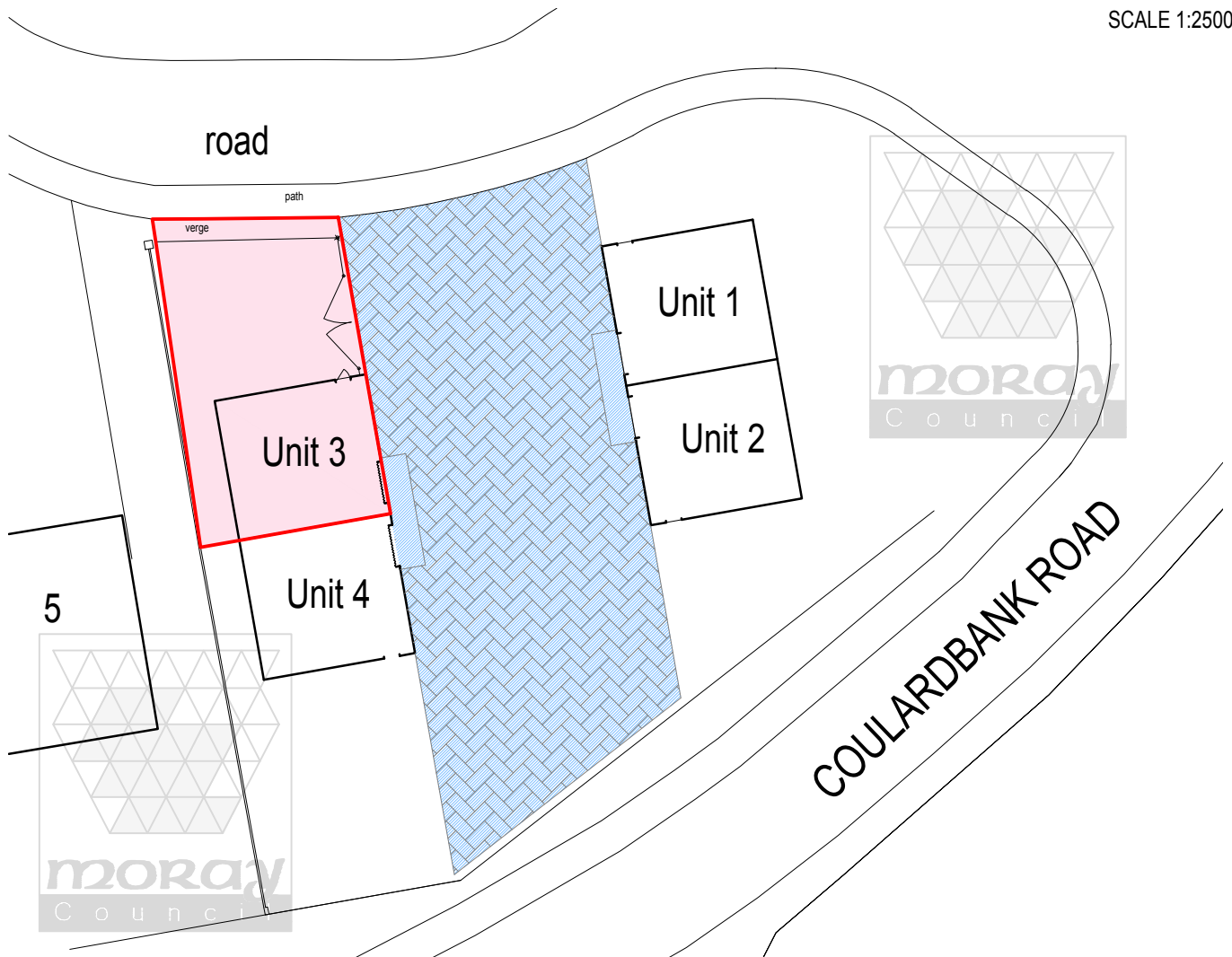
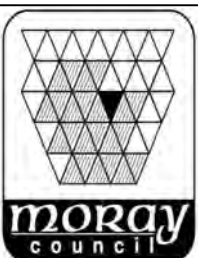
Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 0300 1234566



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