



Moray Council
Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

FOR LEASE

**CHILDCARE FACILITY
FORMER JANITORS HOUSE
KINLOSS PRIMARY SCHOOL**



A closing date has set for 12noon on Tuesday 10th June 2025.

This is a single storey former bungalow of traditional cavity concrete blockwork construction with a pitched and tile roof, which is located within the curtilage of the school premises.

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

This is the former Janitor's house which is located within the grounds of the Kinloss Primary School. The floors are of suspended timber construction and there is uPVC double glazing. There is gas fired central heating installed.

Accommodation:

A location plan can be accessed [here](#).

Ground Floor – reception hall, office, quiet room, playroom, kitchen, toilets, and separate disabled WC. Net Internal Area (IPMS) of 64.53 square metres and fenced external play area used exclusively by the childcare facility.

The facility has the right to use three parking areas within the grounds of the school and children can be dropped off and picked on the schools roadways adjacent to the facility. The lease does not state that opening times are limited to those of the school, but access remains limited to when the school gates remain open as no separate access exists.

Services

The property is served by mains electricity, water and sewerage connections.

Energy Performance Certificate

A new Energy Performance Certificate (EPC) has been requested and a copy of the Certificate and Report of Recommendations will be made available to any interested parties immediately on receipt.

Planning

The property is currently being used as a childcare facility having been converted from a residential property in 2017 under planning permission reference 17/01239/APP.

For further advice on Planning issues please visit the Council's website via this link:-

http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer, Development Control Section, Tel No 0300 1234561 between 2pm and 4pm Mon – Fri.

Buildings Standards

For advice on Building Standards issues please contact the Duty Officer, Building Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234561 between 2pm and 4pm Mon – Fri.

Rateable Value

This property has a current Rateable Value of £6,200.

For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563456 or alternatively e-mail them on ndr-eng@moray.gov.uk

Further Details/Viewing

For further details please contact Ian Walker, Asset Manager (Commercial Buildings) on 07855146191 or at ian.walker@moray.gov.uk or to arrange a viewing please complete the following [form](#). Cameron Queen, who will undertake all viewings will then be in contact shortly.

Offers to Lease and Terms of Lease – Offers over £5,150 per annum are invited, on the following main terms:

- Lease period - from three years to 10 years on a Full Repairing & Insurance basis.
- Rent - will be reviewed on a 3-year cycle.
- Repairs/Maintenance – the Tenant to accept the property in its current condition and would maintain it in that condition.
- Buildings Insurance - The Council would arrange insurance for the duration of the property lease and recover the cost of that insurance from the tenant.
- Fees - The Council's reasonable legal expenses in any lease would be recovered from the Tenant.
- Land and Buildings Land Tax (LBTT) – Tenant's responsibility.

Service Specification

For the last 10 years this building has been used by a privately run out of school care provider. The previous board took the decision to close the business due to other opportunities that had arisen that took precedence. However, the aspiration is to replicate the service offer to support local school age children and their families.

The building would be ideal for children aged 5-12 years with secure access to the outdoors and within close proximity to the local Primary School. The new provision would ideally offer breakfast club, after school club and a holiday provision to meet the needs of the local community, who are predominantly military families.

The previous organisation had up to 30 children registered and generally had up to 20 in any one day. As previously mentioned the hope would be to continue to function at these capacities however this will be dependent on Care Inspectorate agreement. It would be the responsibility of the new service provider to acquire all service specific conditions to support full Care Inspectorate registration.

For further details please contact Emma Sharpe, Project Officer – Progress for Parents, on 07890275541 or at emma.sharpe@moray.gov.uk

Notes of Interest

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.

Closing Date

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

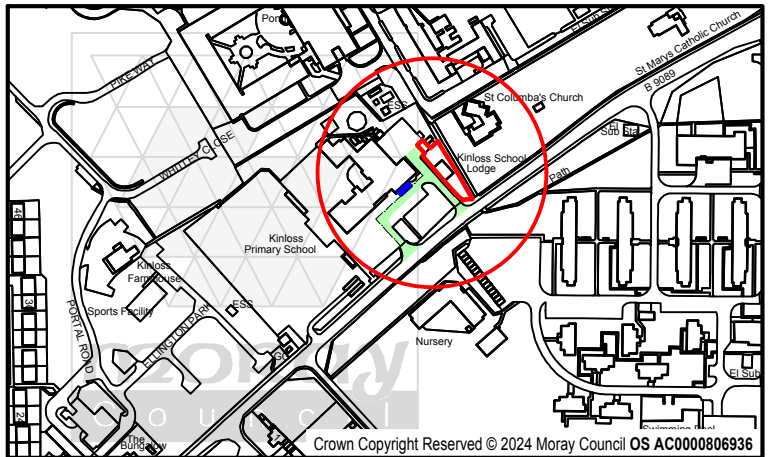
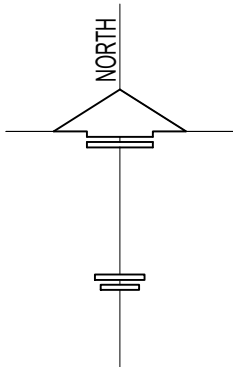
Data Protection

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

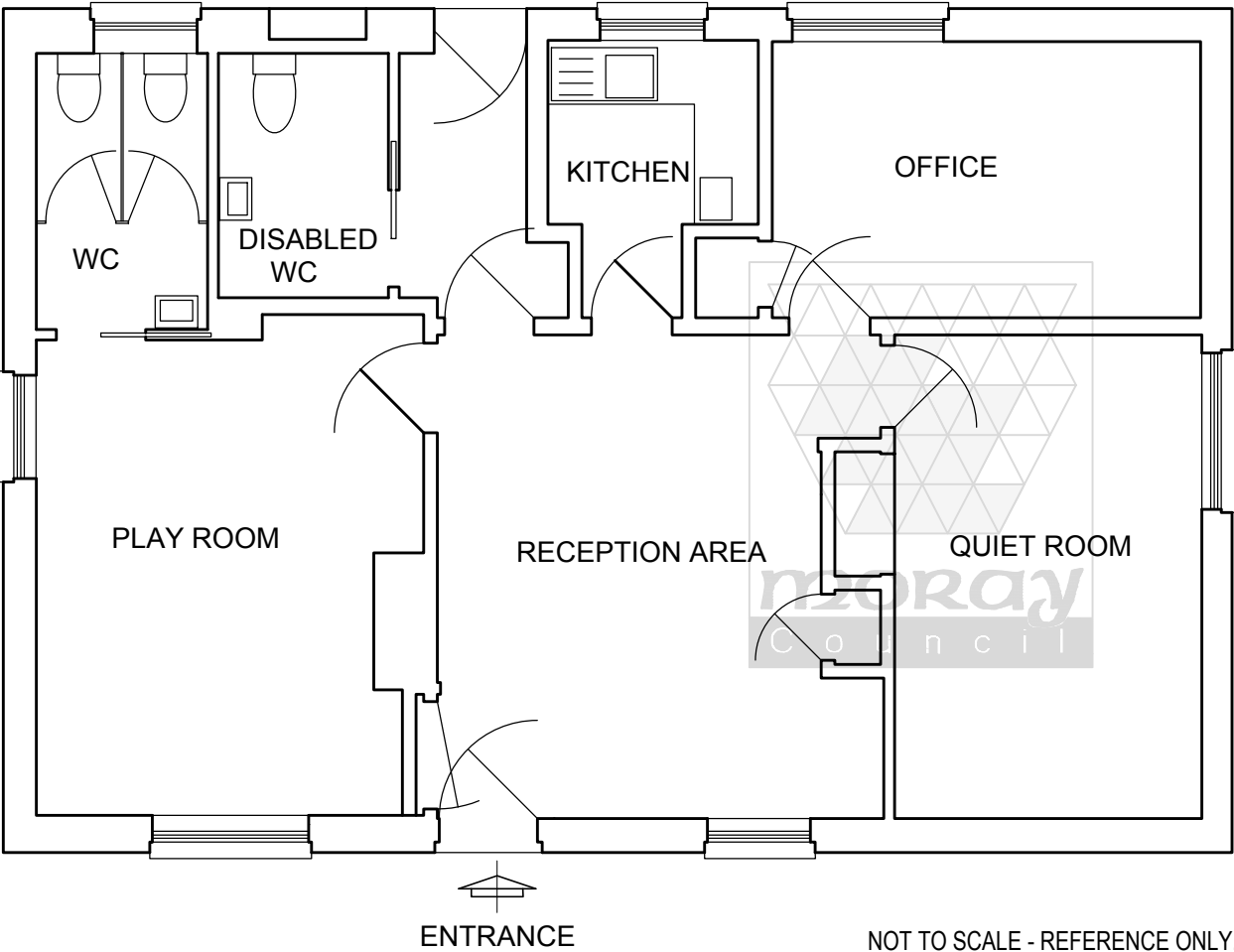
Disclaimer

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. Prospective purchasers and tenants must satisfy themselves with regards to the accuracy of any statements and floor areas contained in the above particulars.

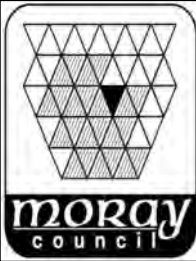
PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN
SCALE 1:5000



NOT TO SCALE - REFERENCE ONLY.



Property For Let
**Childcare facility,
Former Janitor's House,
Kinloss Primary School.**

**Housing & Property Services
Estates**
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Moray Council
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