



Moray Council Property, Estates & Assets

Moray Council Office
High Street
Elgin
IV30 1BX

TO LET

UNIT 9 CHANONRY SPUR, ELGIN, IV30 6ND



Closing date set for 12noon on Thursday 17th September 2026

The property is located within the Chanonry Spur Industrial Estate and comprises a single storey end terrace industrial/warehouse unit with a large shared forecourt area for access. The property extends to approximately 86.25m² (928ft²) measured on a Gross Internal Area basis.

The side and rear yard extends to approximately 394m² (4,240ft²). and a large separate fenced and surfaced yard extends to approximately 861m² (9,267ft²)

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

Offers over £15,350 + VAT per annum to lease

Any party wishing to submit a lease offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted their interest.

Description

The unit accommodation includes workshop/storage space together with sink area and toilet. Access to the unit is via a roller-shutter door and a pedestrian door to the front.

The unit is served by mains electricity and water, but the incoming tenant would need to satisfy themselves that the supplies are suitable for their purposes.

The tenant will also have non-exclusive rights to use the forecourt area, in common with the other units in the estate.

Rental Offers

Rental offers over £15,350 per annum + VAT payable monthly in advance will be considered.

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.

Fees

In accordance with the Council's normal practice the tenant will be responsible for the Council's reasonable legal fees in connection with any lease that proceeds as well as any Land and Buildings Transaction Tax, if applicable, and registration due.

Non Domestic Rates

The property is currently entered in the Valuation Roll, effective from 1 April 2026, at a Rateable Value of £15,750. However, as the size of the yard has been changed recently the Assessor will have to re assess the Rateable Value.

For further information regarding the Rateable Value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 541203.

For further information on rates and any rates relief available please contact Moray Council's Non-Domestic Rates Team Tel: (01343) 563456 or alternatively e-mail them on

ndr-eng@moray.gov.uk

Energy Performance Certificate

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

Planning Use

The unit is considered suitable for Class 5 (industrial) or 6 (storage) uses, subject to agreement of details. Other suitable uses may be considered, subject to any statutory consents required.

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.

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.

Viewing Details

For further details or to arrange a viewing please complete the following [form](#), and Cameron MacKay, the Estates Surveyor managing this property will be in contact shortly. Alternatively, you may call Cameron on 07854 685809 or email cameron.mackay@moray.gov.uk

All parties interested in submitting an offer for lease should in the first instance note their interest in writing with the Service Manager (Property, Estates & Assets), 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 offer or any offer.

Closing date

A closing date has been set for 12noon on Thursday 17th September 2026.

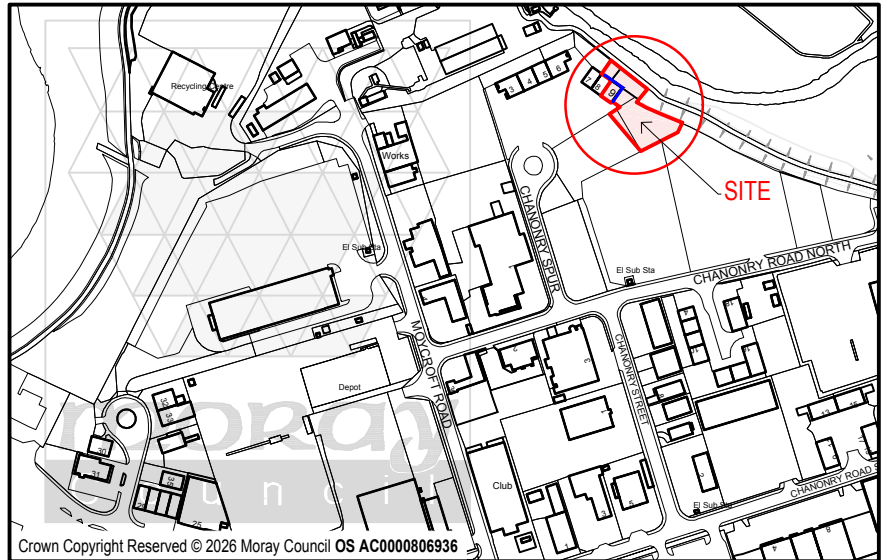
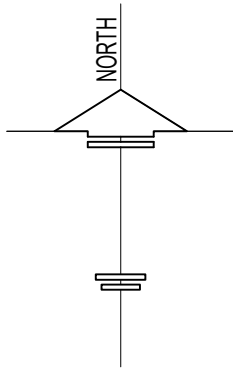
Data Protection

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](#)

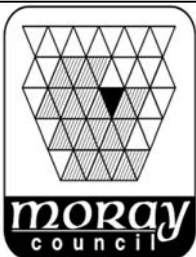
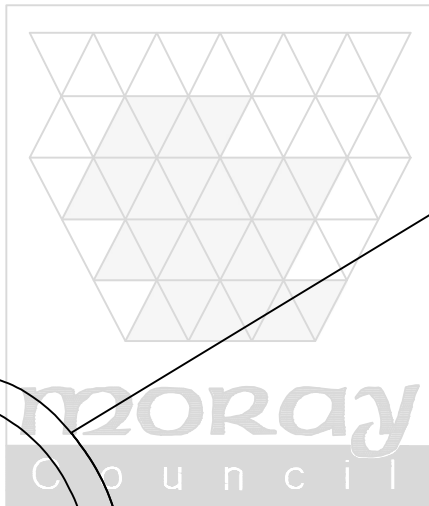
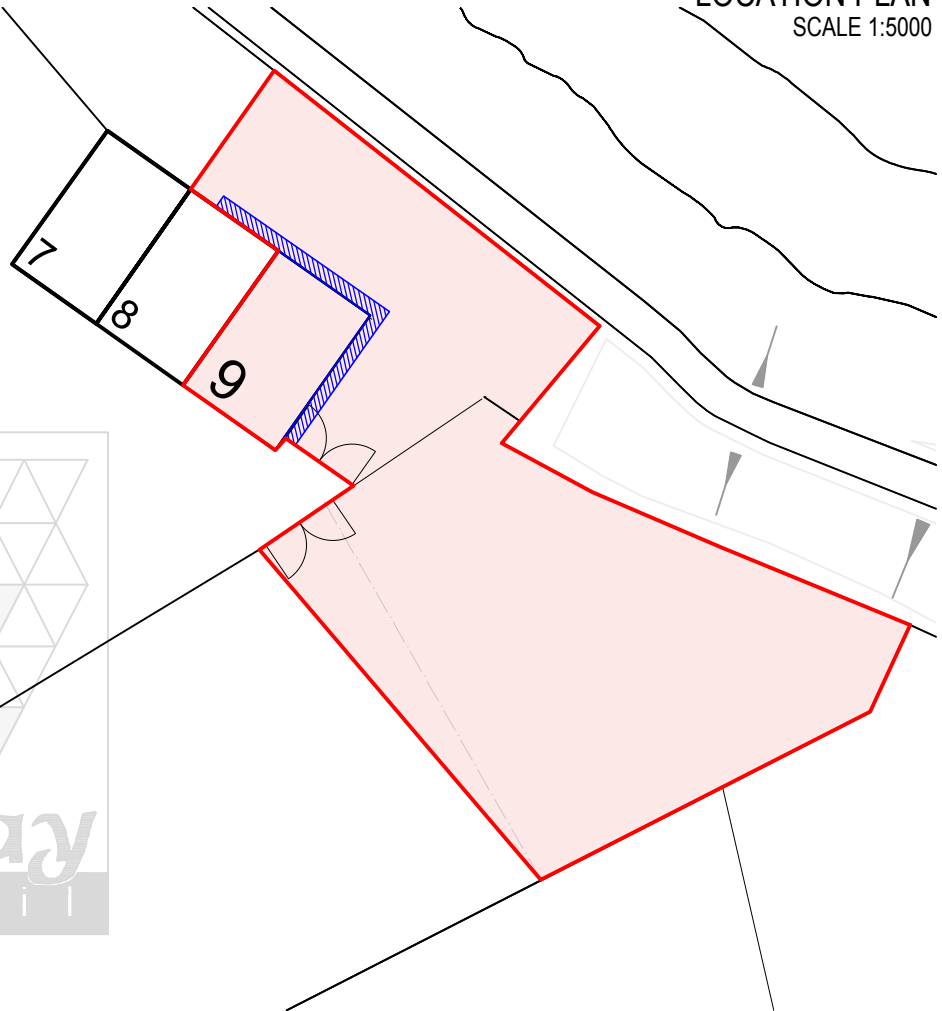
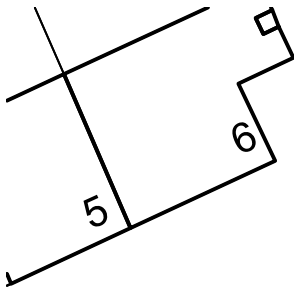
Disclaimer

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
SCALE 1:5000



Property For Let

**9 Chanonry Spur,
Elgin.**

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

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PROHIBITED FOR USE OF PLANNING APPLICATIONS.

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