



Moray Council
Property, Estates and Assets

Moray Council Office
High Street
Elgin
IV30 1BX

FOR SALE/LEASE

OFFICES, 13 CLUNY SQUARE, BUCKIE, AB56 1AJ



Closing date set for 12noon on Wednesday 6th May 2026

This 2½ storey traditional sandstone and slate roofed property with single storey harled brick and flat roofed extension has a floor area measuring approximately 371sqm on a net internal area basis and is situated on the town square in a prominent location with adjoining private car parking to the rear.

The subjects are considered potentially suitable for use as offices or for conversion to other commercial or residential uses.

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

A traditional sandstone property with pitched slate roof and a mixture of cast iron and UPVC rhones & gutters. To the rear and west of the main building there are single storey extensions of harled brick/block construction with flat felt covered roofs and PVC rainwater goods.

Internal fitout benefits from electrical panel/storage heaters in the flat roofed extensions to the west and rear with wet radiator gas fired central heating in the main building, a mixture of plaster and suspended ceilings with neon strip lighting, predominantly carpeted floors, painted plaster walls and the entire building benefits from a security alarm and a mains powered fire alarm with numerous sensors and break glass points throughout the building.

Most office rooms benefit from electrical trunking with power and IT cabling in place.

A location plan can be accessed via this [link](#)

Rear area is laid out as gardens and a car park with 8 spaces and a dual AC Electric Vehicle charger.

Accommodation

Ground Floor: Offices, toilets, store rooms, kitchen, comms room and reception area. Access to first floor. [Link](#) to floor plan.

First Floor: Offices, gents and ladies WC and access to second floor. [Link](#) to floor plan.

Second Floor: Offices (some height limitations due to coombd ceiling), lined attic area providing stores, boiler room and secondary fire exit route from top floor. [Link](#) to floor plan.

Services

The property is served by mains electricity, gas, water and sewerage. Purchasers are required to satisfy themselves as to the condition and suitability of the property and all services.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been obtained for the premises which gives the property a C rating as at July 2024. A copy of the certificate and recommendation report are available upon request.

Planning

The property has been used as an office. The property is located at the heart of Buckie town centre and is considered to have potential for use as offices, retail or conversion to residential. Any proposal to use the property for an alternative to office use would require consent for change of use in terms of Planning and Building Control legislation which the applicant must obtain themselves.

It should be noted that the above advice is purely for guidance and is entirely without prejudice to the consideration of any formal applications for Planning Consent or Building Warrant by Moray Council.

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 Monday to Friday.

Building Standards

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

Rateable Value

The property has a current Rateable Value of £17,500.

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

Title

The Council's title to the property can be viewed by arrangement by contacting Georgina Anderson, Principal Solicitor (Property & Contracts), Moray Council, Council Offices, High Street, Elgin, IV30 1BX or on Tel No 07929 784997 or e-mail at georgina.anderson@moray.gov.uk.

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 078156 47297 or e-mail at Alannah.greig@moray.gov.uk

Closing Date

A Closing date has been set for 12 noon on Wednesday 6th May 2026.

Submitting an Offer

All parties interested in submitting an offer should note their interest in writing to the Service Manager, (Property, Estates & Assets) Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail estates@moray.gov.uk You will then be provided with details of the procedure and instructions for the submission of offers, together with an official tender label.

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

Offers

Purchase

Offers in excess of £150,000 are sought for the purchase of the property. Each party would be responsible for its own legal and professional fees and expenses in the transaction. The purchaser would be responsible for any Stamp Duty Land Tax in regards to the transaction.

Lease

Offers of £12,500 per annum, exclusive of VAT if applicable, are sought on the following main terms of lease:

Lease period - flexible.

Rent review – rent to be reviewed to market value on a 3 year cycle.

Repairs/Maintenance – the tenant is to accept the property in its current condition and will maintain it in that condition.

Buildings Insurance - the Council will arrange buildings insurance for the property and recover the cost of that insurance from the tenant. The tenant will be responsible for obtaining Public Liability, contents and other insurance required for their occupation.

Fees - the Council's reasonable legal expenses in the granting of a lease will be recovered from the tenant.

Stamp Duty Land Tax – the tenant would be responsible for the payment of any Stamp Duty Land Tax in respect of the transaction.

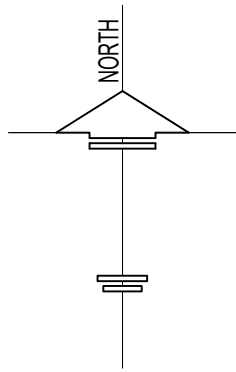
Data Protection

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](#)

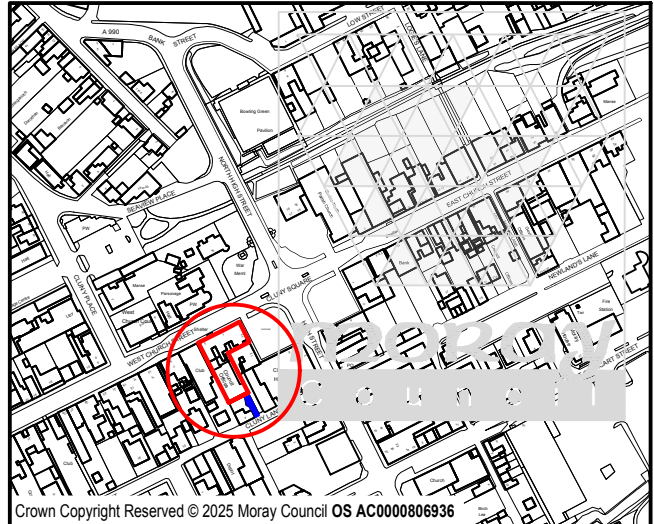
Disclaimer

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 and prospective purchasers/tenants must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.

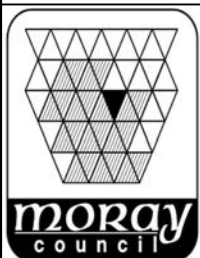
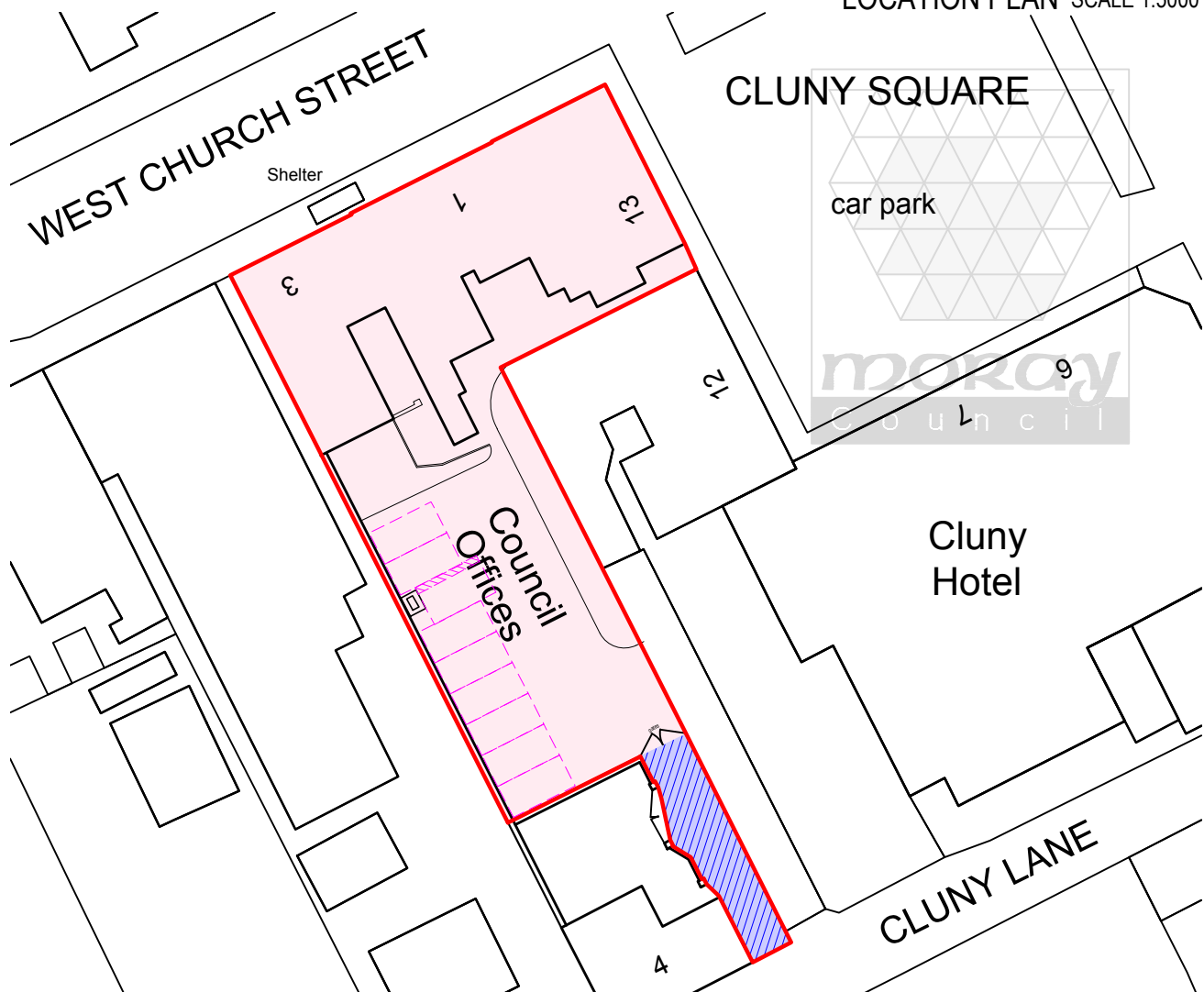
PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



Right of access with maintenance
burden over area shaded blue



LOCATION PLAN SCALE 1:5000



Property For Sale or Let

**13 Cluny Square,
Buckie.**

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

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PROHIBITED FOR USE OF PLANNING APPLICATIONS.

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