



12 Chanonry Road South, Elgin, Moray, IV30 6NG

Detached industrial unit and large yard with show room and mezzanine store

- Excellent modern trade counter unit
- GIA: 1,273.41 sq.m / 13,707 sq.ft or thereby
- Full Repairing and Insuring terms
- Passing Rent: £114,272 per annum plus VAT



LOCATION

The property is located on the eastern side of Elgin on the Chanonry Industrial Estate, close to the A96 trunk road. This is an established industrial area which has seen recent growth with new development.

DESCRIPTION

The property comprises a modern industrial trade counter unit built to a high standard and only completed in 2012. The unit is of steel portal frame, clad with metal profile sheet to the outer walls and roof. It has the benefit of a 6m eaves approximately rising to a ridge height of 7m approximately.

The unit has 4 main access points into the warehouse (approx. 4.9m high by 4m wide) with a secondary access point into a small store (2.6m high by 2m wide).

ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas in accordance with RICS Code of Measuring Practice (6th Edition), as follows:

Description	Sq.M	Sq.Ft
Warehouse	598.40	6,441
Show Room	325.60	3,505
Mezzanine	349.41	3,761
Total	1,273.41	13,707

Ground:

Main warehouse, Showroom, Office, Store, Staff Kitchen, Gents Toilets, Accessible Toilet and Cleaners Cupboard.

Mezzanine:

Storage area, fire exit corridor and office.

SERVICES

We understand the unit is connected to mains water, electricity and gas whilst drainage is to the public sewer.

RATEABLE VALUE

We understand the premises are currently entered in the Valuation Roll with a Rateable Value of £62,500 effective from April 2020. The current



rate poundage is understood to be £0.498/£ Rateable Value, excluding water and sewage charges (Financial Year from April 2020) with the large business supplement being £0.13, being paid by businesses with a Rateable Value between £51,000 to £95,000 and £0.26 over £95,000.

LEASE TERMS

The subjects are available to assign or sub-let. The Termination Date is 5th July 2036 with a Tenant Break Option on 6th July 2026. The next Rent Review is due on 6th July 2021. We understand the repairing obligation is on a Full Repairing and Insuring basis. The use is suitable for a builder's merchant or Use Classes 4, 5 and 6.

RENTAL

The passing rent is £114,272 per annum plus VAT.

VAT

All rents quoted are exclusive of any VAT that may be applicable.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and Registration Dues, as appropriate.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating 'C'.

To arrange a viewing please contact:



Andrew Rose

Surveyor

andrew.rose@g-s.co.uk

01463 236977



Kenny McKenzie

Surveyor

01463 236977

Kenny.McKenzie@g-s.co.uk

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2020