



## Moray Council Housing & Property Services

Council Offices  
High Street  
Elgin  
IV30 1BX

# TO LET

## UNIT 9 CHANONRY SPUR, ELGIN, IV30 6ND



**Closing date now set for 12noon on Wednesday 13<sup>th</sup> March 2024**

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 86.25m<sup>2</sup> (928ft<sup>2</sup>) measured on a Gross Internal Area basis. The side and rear yard extends to approximately 396m<sup>2</sup> (4,262ft<sup>2</sup>).

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

**Offers over £8,835 + 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 £8,835 per annum + VAT payable monthly in advance will be considered.

## Lease Terms

The property is offered on the following main terms:-

Lease period - from one month to 5 years, although longer leases may be considered.

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 2023, at a Rateable Value of £13,750. 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-enq@moray.gov.uk](mailto:ndr-enq@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](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](mailto: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](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](mailto: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 Ian Walker, the Estates Surveyor managing this property will be in contact shortly. Alternatively you may call Ian on 07855 146191 or email [ian.walker@moray.gov.uk](mailto:ian.walker@moray.gov.uk)

### Closing Date

**A closing date has been set for 12 noon on *Wednesday 13<sup>th</sup> March 2024*.**

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](mailto: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.

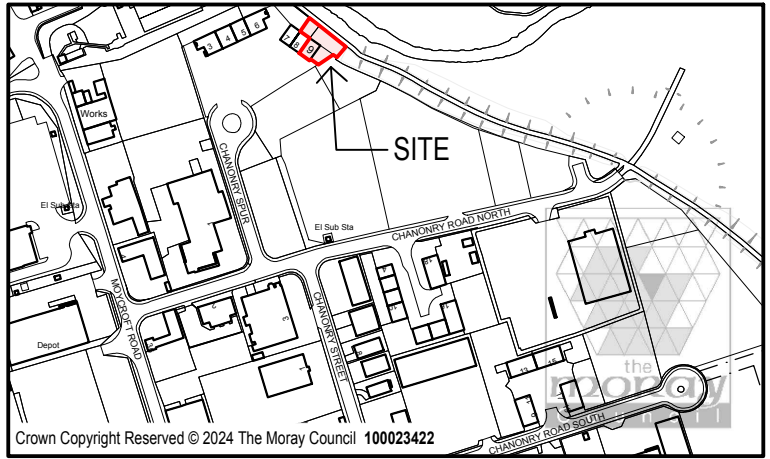
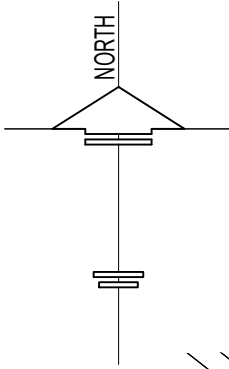
### Data Protection

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](#)

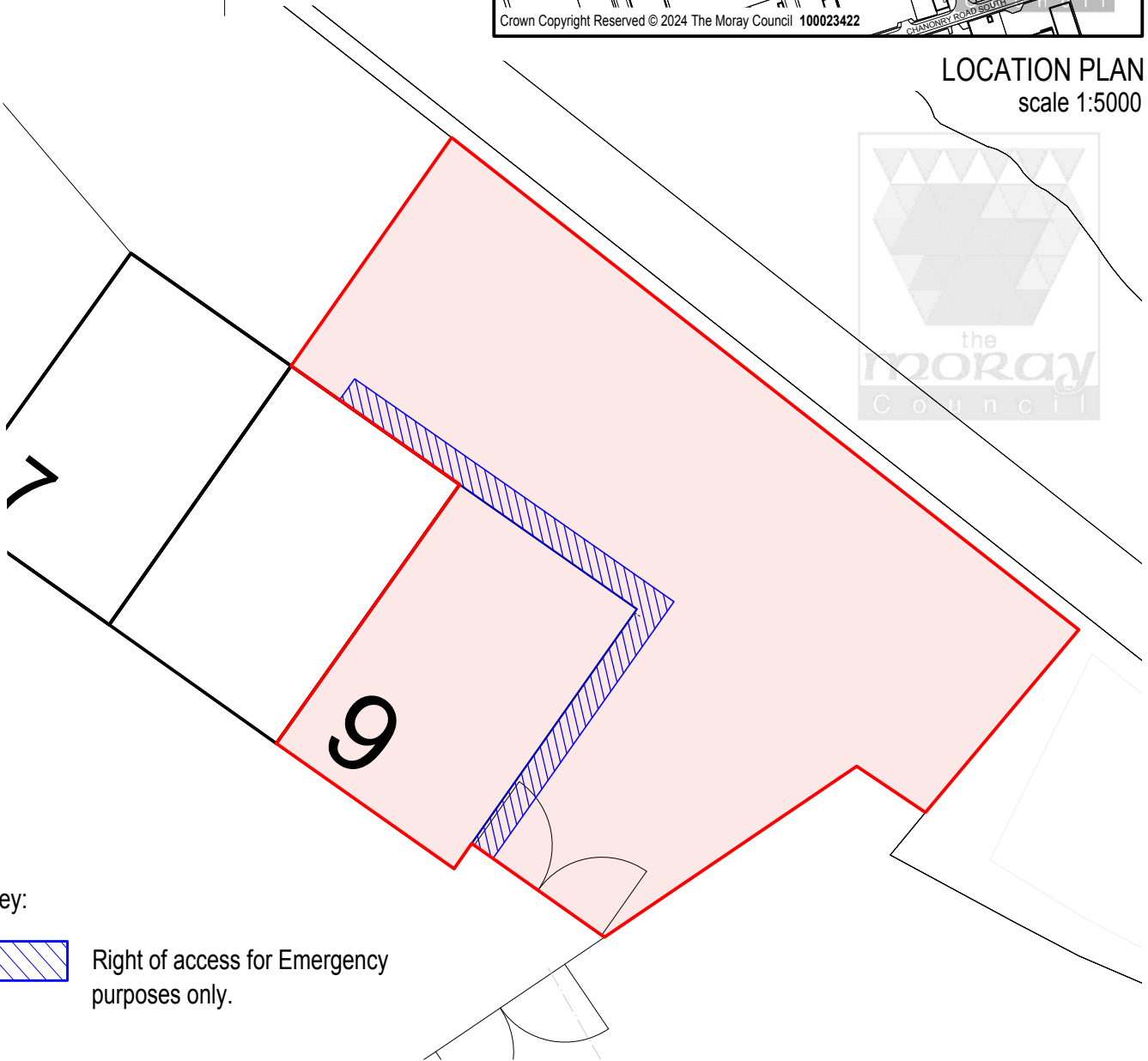
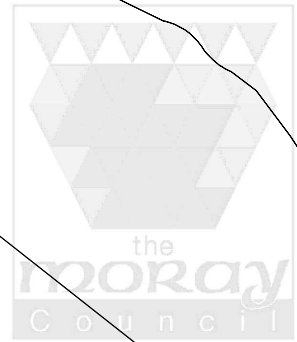
### Disclaimer

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.

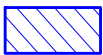
PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



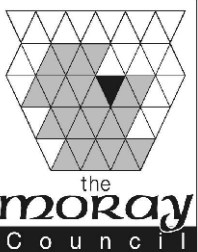
LOCATION PLAN  
scale 1:5000



Key:



Right of access for Emergency purposes only.



Property For Let

9 Chanonry Spur, Elgin.

Housing & Property Services  
Estates

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