



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

INDUSTRIAL DEVELOPMENT SITE MARCH ROAD EAST, BUCKIE.



Description

A fully fenced corner development site with an area of approximately 2,346m² (0.58 acres) within March Road Industrial Estate, suitable for open storage or industrial development

All main services are located in close proximity to the site.

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.

Lease Terms

Main lease terms are:

Period

Flexible, from one year upwards or alternatively a 99 year ground lease to facilitate development.

Rent

A rent of £5,950 per annum, payable monthly in advance, is expected for the site. The rent would be reviewed every 5 years.

Insurance

Insurance would be for the tenant to arrange.

Rateable Value

The site is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £6,700.

For further information regarding rateable value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 619819 or alternatively e-mail them on elgin@grampian-vjb.gov.uk.

The tenant may be eligible for rates relief and for further information regarding such matters please contact Moray Council's Non-Domestic Rates Team on Tel No: (01343) 563456 or alternatively e-mail them on ndr-enq@moray.gov.uk.

Planning Position

The property has planning consent for general industrial storage and distribution uses as defined in classes 5 & 6 of the Town and Country Planning Use Classes (Scotland) Order 1997.

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 Duty 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 Duty Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Fees

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

Further Details/Viewing

The site may be viewed from the public road at any time, however if you wish to inspect the site in more detail or require further details 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.

Submitting an Offer

All parties interested in submitting an offer for lease should in the first instance note their interest in writing with the Asset Manager, (Commercial Buildings) Council Offices, High Street, Elgin, IV30 1BX or by e-mail estates@moray.gov.uk

Other Properties

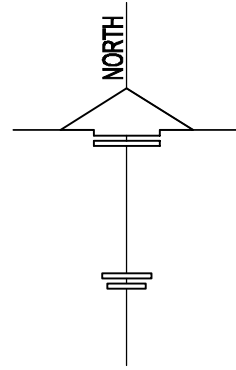
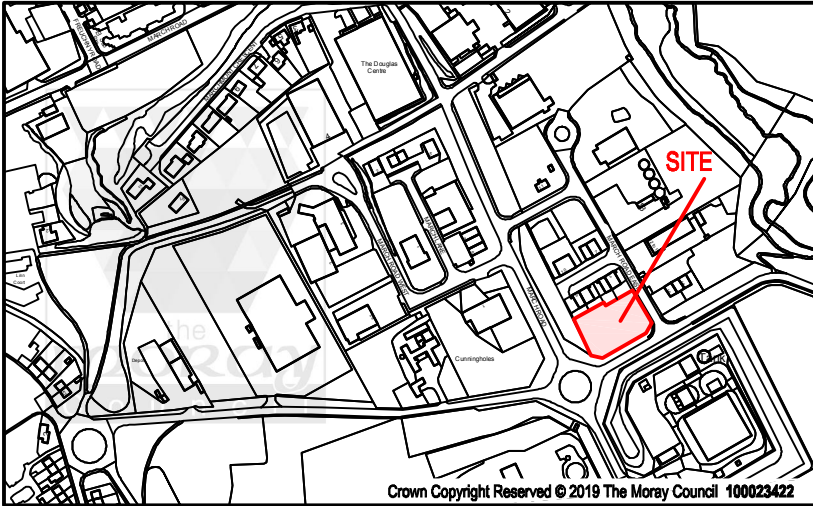
For details of other available Council properties please contact the Asset Manager, (Commercial Buildings) Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234566 or e-mail estates@moray.gov.uk.

Data Protection

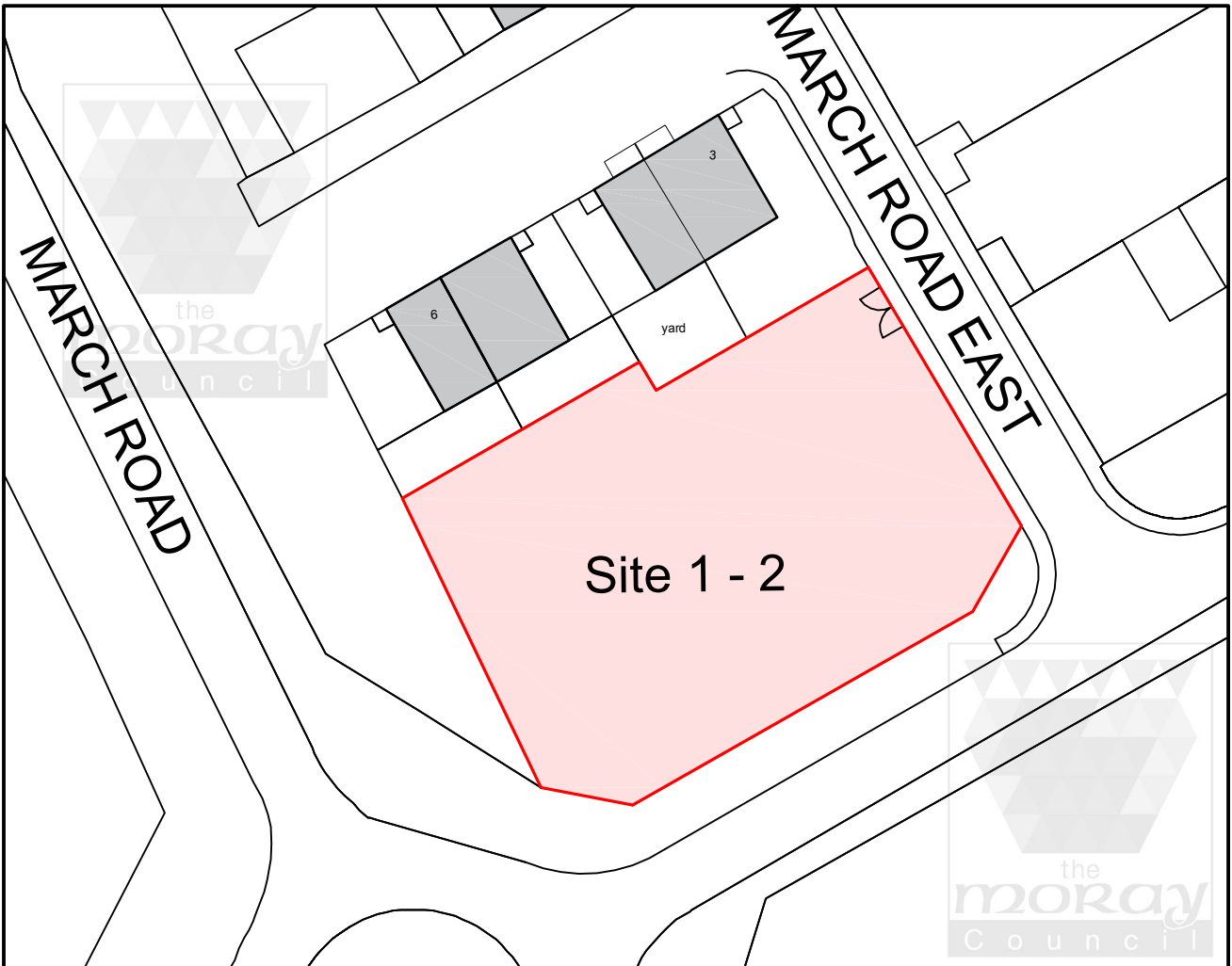
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

Any intending offerers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of Writing (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of missives between respective solicitors.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let

**Site 1 - 2 March Road East,
Buckie.**

Housing & Property Services
Estates

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The Moray Council
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