



5 Waterford Way, Forres, IV36 3EE

Recently refurbished industrial unit with secured yard in Forres

Summary

Tenure	To Let
Available Size	119.60 sq m / 1,287.36 sq ft
Rent	£12,000 per annum
Service Charge	N/A
Rateable Value	£2,200
EPC Rating	A (13)

Key Points

- Eligible for up to 100% rates relief subject to eligibility
- Secured yard space
- Gross Internal Area of 119.6 sq m (1,288 sq ft)
- Situated within popular Waterford Industrial Estate in Forres
- Detached industrial unit
- Total site area of 343 sq m
- Modern ancillary office accommodation

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Description

The subjects comprise a single store detached industrial unit. Internally the property is laid out with an open plan workshop area with electric operated metal roller door, storage area, modern office and toilet facilities. The unit has been recently benefited from an extensive refurbishment internally and externally.

There is a yard to the front of the building which is secured with palisade fencing.

Location

The subjects are located within the town of Forres, specifically within the Waterford Industrial Estate, one of the town's principal trading estates. The estate lies to the north of the town centre and benefits from strong road connectivity via the A96 trunk road, as well as convenient public transport links, with Forres railway station in close proximity.

Forres has a population of approximately 12,000 and is situated in the north-east of Scotland, around 12 miles west of Elgin and approximately 25 miles east of Inverness.

Accommodation

The accommodation comprises the following areas:

Name	Size	sq ft	Tenure
Ground	119.60 sq m	1,287.36	To Let
Total		1,287.36	

Viewings

By appointment through the sole agents Allied Surveyors Scotland.

Terms

The subjects are available to let on Fully Repairing and Insuring (FRI) terms from £12,000 per annum.

Rate Relief

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.

Utilities

The property has connections of mains water, electricity and drainage.

Legal Costs

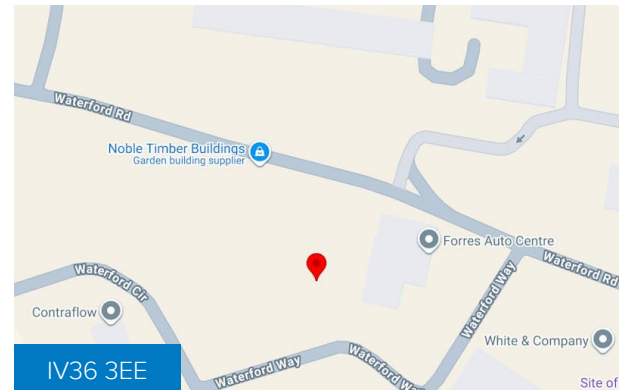
Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Entry

On completion of legal formalities.

AML Requirements

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer or heads of terms have been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence before the transaction can proceed.



Viewing & Further Information

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