

# THE HIGHLAND COUNCIL

## LEASING INDUSTRIAL SITES

### GENERAL INFORMATION



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## LEASE TERMS & CONDITIONS

This is a lease of land on which you can erect a permanent building or structure.

The building or structure is owned by you but the land remains in our ownership. Responsibility for maintenance, repair and insurance of the building/structure lies with you.

Development leases run for 99 years and do not contain a break clause, therefore the only way you can give up the lease is via assignation.

Further information on lease terms & conditions and tenants' rights & responsibilities can be found on the Council's website in the handbook "A Guide for Industrial & Commercial Tenants":

**Web:** [www.highland.gov.uk/info/6/commercial\\_land\\_and\\_property](http://www.highland.gov.uk/info/6/commercial_land_and_property)

## PAYMENT OF RENT, INSURANCE & OTHER COSTS

You will be required to pay the first three months' rent before taking entry to the property and thereafter you will pay monthly in advance by Direct Debit. The rent is exempt of VAT.

You will be responsible for Highland Council's legal costs along with any LBTT and Registration dues where applicable.

## USE & PLANNING PERMISSION

The site is located within an existing industrial estate and your proposed use will require the Council's consent both as landlord of the property and as Planning Authority. There is a general presumption against the following uses:

- Scrap yards.
- Waste transfer or waste processing facilities.
- Tyre shredding / processing.
- Auto salvage facilities (unless such uses do not require any external storage).
- Concrete processing.
- Building merchants or similar (with requirement for external storage of materials).

If your application is successful and the Council, acting as landlord, offers you a lease, this does not negate your responsibility to obtain any permissions or warrants that may also be required from the Council acting separately as Planning or Building Control Authority. You are advised to contact the local Planning & Building Standards office to discuss your proposed use and to seek advice on any planning permissions or other consents that may be required.

**Telephone:** (01349) 886608 via Highland Council's Service Centre

## UTILITIES - ELECTRICITY & WATER

If you require access to utilities, you will be responsible for bringing them and their infrastructure into the site at your own expense. It will be your responsibility to choose electricity and water suppliers and arrange payment of charges from the date of entry and during your tenancy.

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## RATEABLE VALUE & NON DOMESTIC RATES

If the site is unassessed, no rateable value currently exists and this will be set by the Assessor once the site is occupied by the tenant. If it has already been assessed, then the rateable value can be found on the Scottish Assessors' Association website.

You will be responsible for paying the Non Domestic Rates liability which can be calculated by multiplying the Rateable Value by the annual Business Rate. You can obtain further details regarding the current Business Rate (including any discount available via the Small Business Bonus Scheme) from Non Domestic Rates, The Highland Council:

**Tel:** (01463) 702984 **Email:** [nondomesticrates@highland.gov.uk](mailto:nondomesticrates@highland.gov.uk)

**Web:** [www.highland.gov.uk/info/2/business\\_rates/406/business\\_rates\\_discounts](http://www.highland.gov.uk/info/2/business_rates/406/business_rates_discounts)

## FURTHER INFORMATION

The Highland Council does not bind itself to accept the highest or any application and reserves the right to take a suitable application at any time. The property is offered for let in its current condition. The Highland Council can give no warranty as to the condition of the property or the services contained therein. The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans and photographs are indicative only and are not guaranteed. Whilst these particulars are believed to be correct, they are only for guidance. The accuracy of information is not warranted or guaranteed and applicants should satisfy themselves by inspection or by consultation with a Professional Advisor. No employee of The Highland Council has any authority to make or give any representation or warranty in connection with this property.

**If you have any questions  
or require further information,  
please contact us at:**

**Industrial & Commercial Property**  
The Highland Council, Council Headquarters  
Glenurquhart Road, Inverness IV3 5NX

**Enquiry Line:** 01463 785128 (24 hour)

**Email:** [property.letting@highland.gov.uk](mailto:property.letting@highland.gov.uk)

**Web:** [www.highland.gov.uk/propertyletting](http://www.highland.gov.uk/propertyletting)