

# THE HIGHLAND COUNCIL

## LEASING INDUSTRIAL SITES

### GENERAL INFORMATION

---



#### LEASE TERMS & CONDITIONS

We are offering the property for lease on tenant full repairing & insuring terms for an initial period of five years. If you wish to continue your tenancy beyond the initial period, this will be subject to the rent being reviewed every five years. Our standard industrial lease permits you to serve notice to quit any time after the first year with a minimum of three months' notice being required.

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. A property insurance premium will also be payable monthly with the rent and subject to annual variation. The rent will be subject to standard rate VAT (currently 20%) but the property insurance recharge is exempt of VAT.

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

#### SERVICE CHARGE

As well as the rental, the incoming tenant will be responsible for paying a share of the communal running costs associated with the common parts of Ben Nevis Industrial Estate through a service charge. The charge is collected and managed by a managing agent, at this time is Graham & Sibbald.

Each year the managing agent will outline the budget and collect a pro-rata share from each tenant. The annual service charge for this unit is currently £1,248.21 + VAT.

#### UTILITIES - ELECTRICITY & WATER

You will be responsible for choosing and registering with an electricity supplier and paying all charges from the date of entry and during your tenancy.

Water and sewerage charges are levied separately from Non-Domestic Rates. Since 1st April 2008, all business customers have had the right to choose who supplies their water and sewerage services. Therefore, it will be your responsibility to choose a water supplier and arrange payment of charges from the date of entry and during your tenancy.

---

## RATES

You will be responsible for paying the property's 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)

## USE & PLANNING PERMISSION

The property is located within an existing industrial estate, and acceptable uses are those falling within Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage & Distribution) of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Your proposed use will require the Council's consent both as landlord of the property and as Planning Authority.

If your application is successful and the Council, acting as landlord, offers you a lease of the property, 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 consent that may be required.

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

**Online Form:** [www.highland.gov.uk](http://www.highland.gov.uk) >Planning and Building Standards >Planning Offices

## 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 and the Council can give no warranty as to the condition of the property or the services contained therein. Where a previous tenant has left heaters or flooring, incoming tenants may repair, retain or replace at their own expense. 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)