

The Moray Council Property Sales

Housing & Property

Council Offices
High Street Elgin
IV30 1BX

FOR SALE

THE INSTITUTE 140 MID STREET, KEITH



OFFICE PREMISES AND HALL WITH REDEVELOPMENT POTENTIAL

Offers are invited to purchase property.

The subjects comprise a two story and attic Listed office building of traditional construction with the added benefit of a hall and car parking area located to the rear. The main access is taken from Mid Street, the town's main shopping precinct which offers a mixture of commercial properties on the ground floor and predominantly residential usage within upper floors.

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.

Description

The ground floor of this Listed property consists of an entrance hall and reception area with ancillary offices leading off. Stairs to the basement, the first floor and access to the rear hall, kitchen and toilets are located in an inner rear hallway, with fire exit to rear. The first floor consists of a large main office and one smaller room, formerly the Council Chamber, and two w.c's. A staircase leads up to the attic floor and one open plan office/store.

Two other first floor offices are accessed from a separate staircase.

The clock tower is accessed by way of steep stairs leading off the large main first floor office.

The property has timber glazed windows with security and fire exit doors.

Accommodation

Ground Floor	Offices	262.80 m ² (2,828 ft ²)
	Hall	120.00 m ² (1,291 ft ²)
First Floor	Main Offices	164.00 m ² (1,765 ft ²)
	Ancillary	30.50 m ² (328 ft ²)
Second Floor/Attic	Store	34.00 m ² (365 ft ²)



Grounds

The property benefits from a car parking area located at the rear of the property which extends to 168 m² and vehicular access from Institute Lane West. Access to the rear pedestrian door of the property is taken through the car park.

Services

The property is served by mains electricity, gas water and sewerage. The premises are unheated. Purchasers are required to satisfy themselves as to the condition and suitability of all services.

Energy Performance Certificate

An Energy Performance Certificate has been obtained for the premises and is currently rated "C". A copy of the Certificate and the Recommendation Report is available upon request.

Potential Use

A recent conservation area appraisal identified the property as a priority site with potential to accommodate a number of different uses. A pre application response from a planning enquiry stated that provided the ground floor remains primarily for visiting members of the public, the upper floors could be used for residential, office, commercial or entertainment developments.

Planning & Building Control

The current use of the property is as an office. Any proposal to convert the property to an alternative use would therefore require consent for change of use in terms of Planning and Building Control legislation, which the applicant must obtain themselves. Similarly any proposal to alter or extend the existing buildings would require Planning Consent and Building Warrant which the purchaser must obtain.

It should be noted that the above advice is purely for guidance and is entirely without prejudice to the consideration of any formal applications for Planning Consent, Listed Buildings Consent or Building Warrant by the Moray Council.

For further advice on Planning issues please contact the Duty Officer, Development Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 01343 563501 between 1pm and 4pm Mon – Fri.

For further advice on Building Control issues please contact the Duty Officer, Building Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 01343 563243 between 9am and 4pm Mon – Fri.

Rateable Value

The property has a Rateable Value of £23,500. For further information regarding the Rateable Value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 541203.

Title

The Council's Title to the property can be viewed by arrangement by contacting Paul Nevin, Senior Solicitor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 01343 563640.

Viewing/Further Information

If you have any queries or wish to arrange to view the property please contact Ian Walker, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, Tel No: 0300 1234566 or email estates@moray.gov.uk

Offers

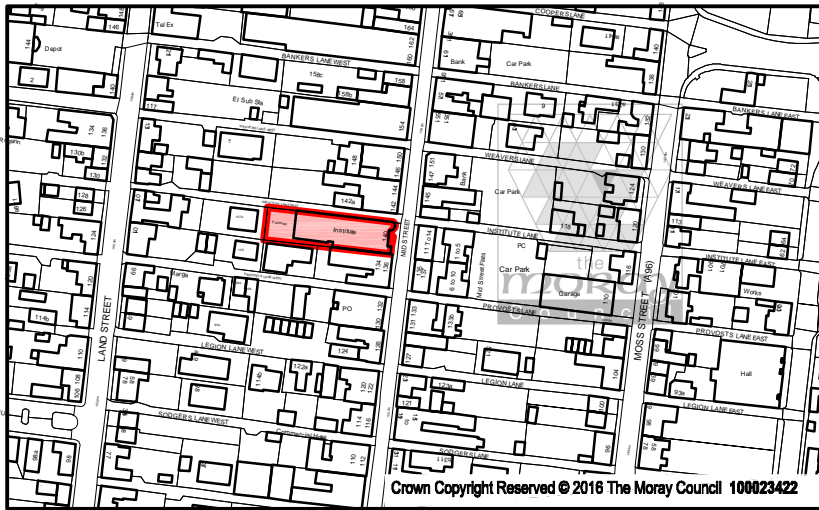
Offers are invited to purchase the property. All parties interested in submitting an offer must note their interest in writing to Ian Walker, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX. All parties who have had their interest noted will be sent details of a closing date for the receipt of offers once this has been set, together with details of the procedure for the submission of offers and an official offer label.

It should be noted that the Council are not obliged to accept the highest offer or any offer.

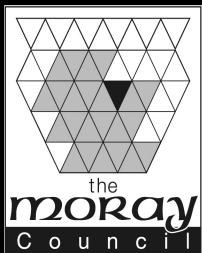
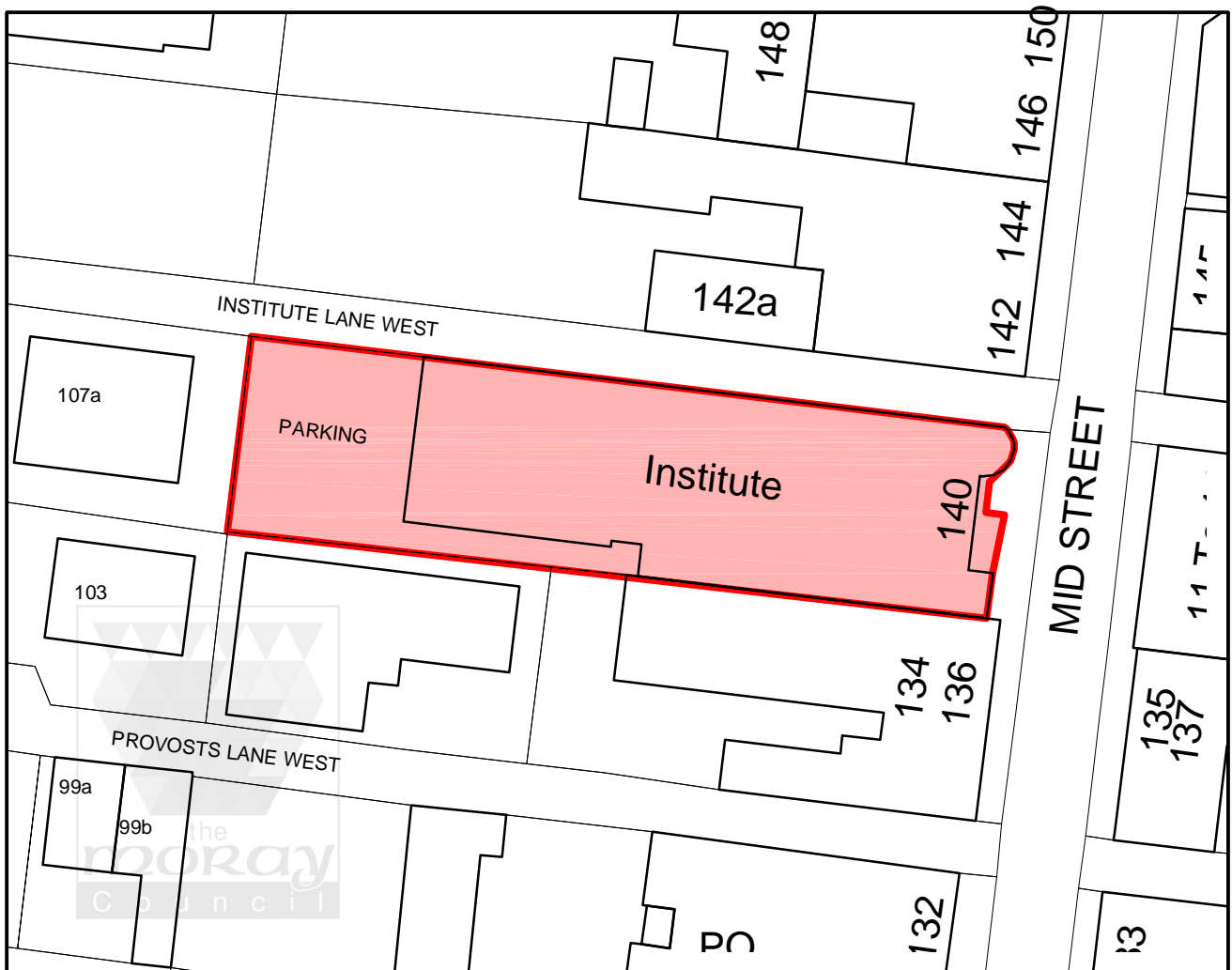
Disclaimer

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.

Any intending offerors 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 the 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 in to by way of missives between respective solicitors.



LOCATION PLAN



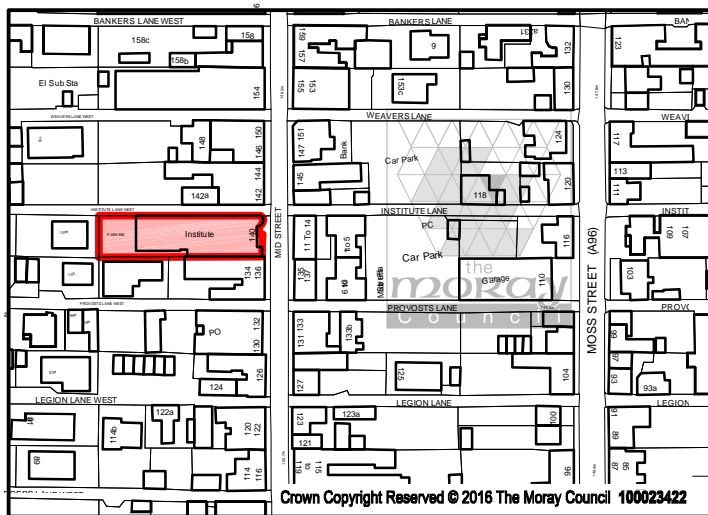
Property For Sale

The Institute
Mid Street, Keith

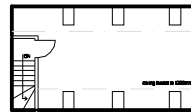
Housing & Property Services
Estates

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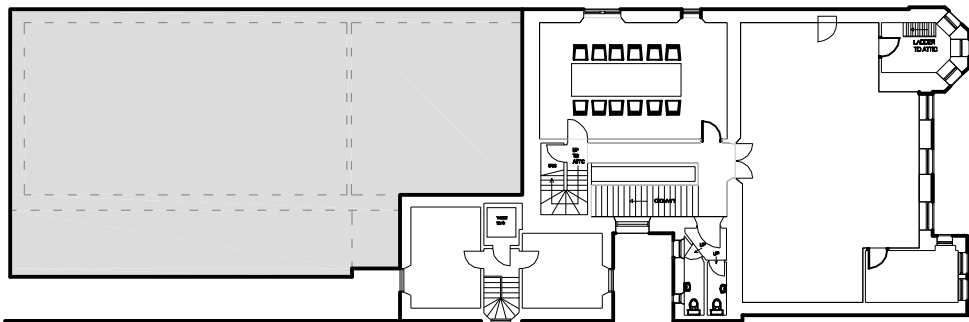
The Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 01343 563281



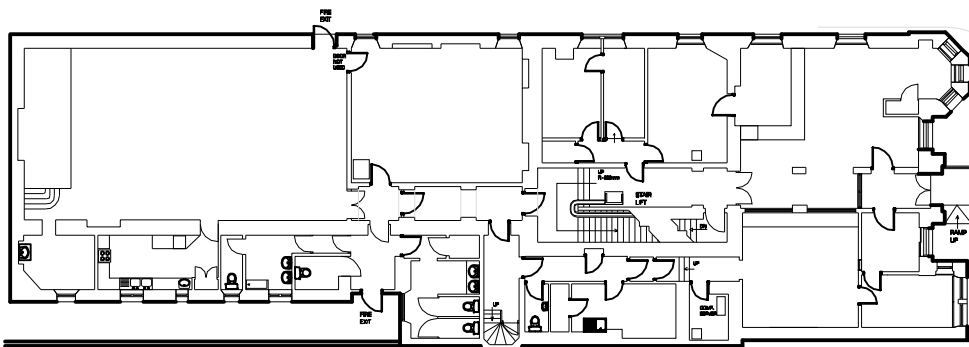
LOCATION PLAN



ATTIC FLOOR PLAN

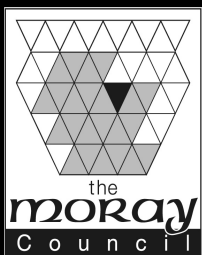


FIRST FLOOR PLAN



GROUND FLOOR PLAN

MID STREET
ENTRANCE



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