

APPENDIX II**REPORT TO THE ECONOMIC DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE ON 2 MAY 2023****LIST OF RENT REVIEWS OF BUILDINGS AND SITES - SUBMITTED FOR NOTING**

1. <u>Ref No.</u> 2. <u>Valuer's Ints.</u>	1. <u>Address</u> 2. <u>Tenant</u>	1. <u>Building (m²)</u> 2. <u>Site (Ha)</u>	1. <u>Date of Entry</u> 2. <u>Review Period Interval</u>	1. <u>Previous Rent</u> 2. <u>New Rent</u>	<u>Remarks</u>
1. DU/1/202 2. ALBU	1. 4 Dufftown Industrial Estate, Dufftown 2. ACEO Ltd	1. 77.6sqm 2. 0.04Ha	1. 18/12/19 2. 3 years	1. £4,950 p.a. 2. £5,250 p.a.	Permitted Use: Grounds maintenance contractor store.
1. KE/3/256 2. ALBU	1. Unit L, Isla Bank Mills, Keith 2. Advanced Electrics Ltd	1. 317.5sqm 2. 0.03Ha	1. 23/12/19 2. 3 years	1. £7,850 p.a. 2. £9,370 p.a.	Permitted Use: General contractors equipment & parts store.
1. BD/1/203 2. ALBU	1. Unit 1 Burghead Harbour, Burghead 2. The Maritime & Coastguard Agency	1. 118sqm 2. 0.012Ha	1. 1/1/17 2. 3 years	1. £7,670 p.a. 2. £8,500 p.a.	Permitted Use: Coastguard Rescue Station & ancillary storage.
1. DU/1/301 2. ALBU	1. 6 Dufftown Industrial Estate, Dufftown 2. Iain Francis MacEachan	1. - 2. 0.32Ha	1. 1/12/12 2. 5 years	1. £5,500 p.a. 2. £6,870 p.a.	Permitted Use: Haulier's yard for vehicle & trailer storage.

1. EL/5/256	1. 9 Perimeter Road, Elgin	1. 214sqm	1. 1/12/01	1. £2,725 p.a.	Permitted Use: To be used in furtherance of the tenant's objects.
2. TIBA	2. Elgin Miniature Rifle Club	2. 0.05Ha	2. 3 years	2. £3,250 p.a.	
1. PK/750/1	1. Seabed, Porknockie Harbour	1. -	1. 1/7/96	1. £475 p.a.	Permitted Use: Pontoon berthing facility.
2. ALBU	2. The Crown Estate Commissioners	2. -	2. 5 years	2. £1,200 p.a.	
1. KE/555/1	1. Keith Golf Course, Keith	1. -	1. 24/5/13	1. £5,040 p.a.	Permitted Use: Use as a Golf Course.
2. ALBU	2. Keith Golf Club	2. 22.27Ha	2. 5 years	2. £5,040 p.a.	Comparable evidence does not support an increase in rental at this time.

1. FR/675/19 2. ALBU	1. Nursery, Bogton Road, Forres 2. Transitions Town Forres Ltd	1. 233.5sqm 2. 1.2Ha	1. 31/3/09 2. 3 years	1. £13,200 p.a. 2. £13,200 p.a.	Permitted Use: Community educational purposes with ancillary offices. Commercial & Agricultural use is strictly prohibited. Nil rental increase due to large part of the valuation relating to the office element which has seen no rental growth along with an additional allowance in the valuation for a lease break option in Landlord's favour.
1. RO/1/101 2. ALBU	1. Site 1 & 2 Station Street, Rothes 2. A Forsyth & Son (Rothes) Ltd	1. - 2. 0.18Ha	1. 1/3/14 2. 5 years	1. £4,150 p.a. 2. £5,150 p.a.	Permitted Use: Fabricators yard & car park.
1. RO/1/202 2. ALBU	1. Unit 1 & 2 Station Street, Rothes 2. Forsyths Ltd	1. 148sqm 2. 0.03Ha	1. 5/1/05 2. 3 years	1. £9,450 p.a. 2. £11,050 p.a.	Permitted Use: Workshop & store in connection with tenants business as engineering company.

1. LO/1/201	1. Unit 1 Coularbank Industrial Estate, Lossiemouth	1. 70.04sqm	1. 21/10/13	1. £5,700 p.a.	Permitted Use: Workshop/store in connection with tenant's joinery business.
2. TIBA	2. Colin Andrew Conti	2. 0.01Ha	2. 3 years	2. £6,100 p.a.	
1. EL/5/272	1. Yard at Rear of Unit F Pinefield Business Centre, Elgin	1. -	1. 1/12/16	1. £300 p.a.	Permitted Use: Storage of skip & materials associated with tenant's bathroom installation business.
2. TIBA	2. Oakwood Bathrooms Ltd (SC503493)	2. -	2. 3 years	2. £350 p.a.	
1. FR/2/202	1. 5 Greshop Road, Forres	1. 132sqm	1. 1/11/19	1. £10,100 p.a.	Permitted Use: Workshop & store for sock production.
2. IAWA	2. Caledonia Hosiery Ltd (SC644882)	2. 0.02Ha	2. 3 years	2. £11,000 p.a.	
1. FR/4/107	1. 12 Waterford Circle, Forres	1. -	1. 1/10/07	1. £3,000 p.a.	Permitted Use: Storage, distribution & ancillary sales of animal feeds or such other uses falling within Class 6 of the Schedule of the Town & Country Planning (Use Classes) (Scotland) Order 1997.
2. IAWA	2. Mark Ferrari Ltd	2. 0.11Ha	2. 5 years	2. £3,575 p.a.	
1. LO/1/211	1. Unit 11 Coularbank Industrial Estate, Lossiemouth	1. 77.11sqm	1. 1/6/01	1. £5,500 p.a.	Permitted Use: Office & workshop for furniture restorer.
2. TIBA	2. Moreno Marchi	2. 0.03Ha	2. 3 years	2. £6,100 p.a.	