

TO LET



**Former Corn Exchange Premises
High Street, Peebles EH45 8AN**



Retail Premises

**Offers in the region
£15,500 (excluding VAT)**

**Closing Date for offers
12 noon Friday 30 June**



Viewing/Further Details:

Please contact
Estate Management

Tel: 01835 825122 or email estatemanagement@scotborders.gov.uk

These particulars do not form any part of any contract and are prepared for guidance only.

Location

The Royal Burgh of Peebles is situated 25 miles south of Edinburgh and 18 miles west of Galashiels. Peebles is a bustling market town with ample character and boasts a great variety of independent retailers. This property forms part of the Old Corn Exchange a category A listed building which is centrally located on the south side of Peebles High Street.

Description

This property is a traditionally built building with a good shop frontage occupying a prominent location on the main shopping street in the town centre. The premises has lovely front shop area and has recently been refurbished with new toilet and kitchen facilities. The shop could be adapted for various uses subject to the relevant consents being obtained.

Services

The property is served by mains electricity, water and drainage.

Accommodation

Total gross internal area: 53.0m² (570 ft²)
Front shop zone A area: 41.1m² (442 ft²)

Lease Terms

It is likely these premises will be offered on a 3 year lease and year to year thereafter with the tenant having the option to terminate on giving 3 months notice at any time. The tenant shall be responsible for internal repairs during the tenancy of the lease and the landlord will be obliged to keep the premises in a wind and watertight condition (excluding window glass). The landlords shall insure the premises (building only) this premium will be charged back to the tenant on an annual basis.

Rent

Offers are invited in the region of £15,500 (this property is VAT exempt)

Rateable Value

The Rateable Value of the property is £14,300 with effect from 1 April 2023.

This property may qualify for a discount of 42.5% via the Small Business Bonus Scheme. Further details of this can be found at www.mygov.scot/business-rates-relief/

Planning

Class 1: Retail sale of goods as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Any other use falling out with this use class will require landlords and the relevant planning consent.

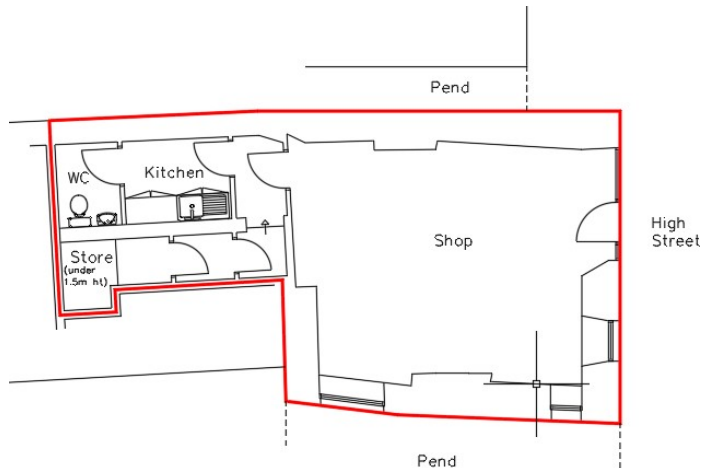
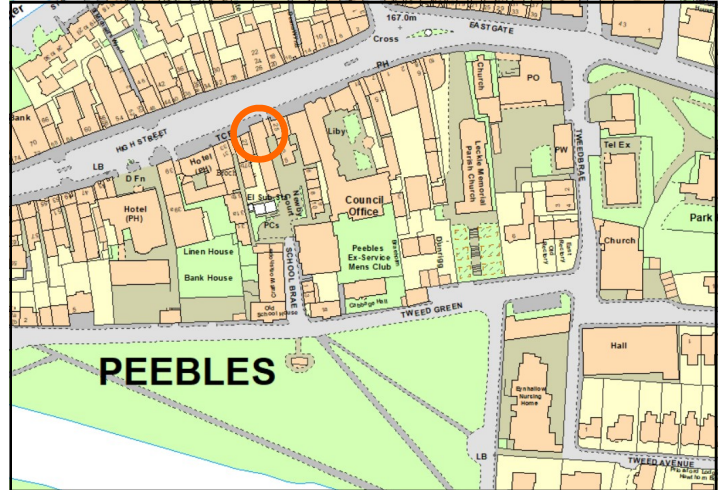
Energy Performance Certificate

Building energy performance rating: G (October 2013)

Other Information

Contents of the shop may be available via separate negotiation with the Landlord.

Location plan/Floor plan



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Offer to Let

I/We wish to offer to let the premises at Former Corn Exchange, High Street, Peebles

Offer Details

Annual rent offered (excluding VAT)	
Proposed use	
Preferred date of entry	

Tenants/Business details

Full name of applicant	
Home address	
Telephone number (landline and mobile)	
Email address (used to correspondence and invoicing)	
Business name (Note: a lease is unlikely to be offered to a Limited company if less than 2 years old)	
Business address	
Registered address (if applicable)	
Registered number (if applicable)	
Number of employees and any expansion	

Personal credit checks will be undertaken by an individual nominated by the Chief Financial officer and will be shared by officers managing the tenancy in the form of summary low, moderate or high risk. Any outstanding debt, personal or business to Scottish Borders Council will also be included in the consideration of your offer. Offers should be emailed to estatemangement@scotborders.gov.uk

Please include an additional sheet for any supporting statement/business plan you think relevant.

Photographic and address ID will be required from the successful candidate.

Signature:

Date:

Name:

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PRIVACY NOTICE - Offer to Let

required by the General Data Protection Regulation (GDPR) 2018

Scottish Borders Council respects your right to privacy and will process the personal information you provide to us in accordance with applicable data protection laws including the GDPR.

The information provided on this form will be held on manual files and on computer and may be used in the following ways:

- 1) The information will assist the Council in making a decision about your application. The Council does not use profiling or automated decision-making processes. Some processes are semi-automated (such as anti-fraud data matching) but a human decision maker will always be involved before any decision is reached in relation to you;
- 2) The Council will check any references which may be necessary and available;
- 3) Any outstanding debts, personal and business, owed to Scottish Borders Council will be included in the consideration of your application and therefore it will be necessary to contact the various services to ascertain whether or not any monies are due. Additionally there will be internal checks to ensure that the business complies with Planning and Building Standards; and any other statutory requirements. Credit reference agencies will be used for business checks;
- 4) Personal credit checks will be undertaken by 2 individuals nominated by the Chief Financial Officer. The information will only be shared with officers in the summary format of 'low risk', 'moderate risk' or 'high risk';
- 5) Information – that is, name/s, business name, contact details and nature of business - will be shared with Business Gateway, which is part of the Council, and could also be shared with Scottish Enterprise and Skills Development Scotland. These organisations provide support to businesses, and individuals wishing to start a business, and the Council shares this information using its statutory power to promote or improve economic well-being (Local Government in Scotland Act 2003, Part 3 - the Power to Advance Well-Being);
- 6) Information – that is, name/s, business name and contact details of tenants are shared with Police Scotland in case of emergencies
- 7) The Council is legally obliged to properly manage public funds. Accordingly information that is provided on this form may be used to prevent and detect fraud, and may also be shared for the same purpose with other public bodies or organisations which handle public funds.

Please visit our website <http://www.scotborders.gov.uk/DPYourRightsfor> information on:
the rights you have over your personal data
a complaint about how the Council has processed your personal data

This application and directly related documentation will be retained:

- for a lease - for the duration of the tenancy, or until rent arrears are cleared, plus 5 years
- for a land sale – from the asset disposal, or conditions purified, plus 20 years for assets over £50,000 plus 5 years for assets under £50,000
- for withdrawn or unsuccessful applications – from the last communication confirming withdrawal of lack of success, plus 1 year

Data Protection Officer

The Council's Data Protection Officer can be contacted using the contact details for the Council as set out above or by email at dataprotection@scotborders.gov.uk

If you require this publication in an alternative format and / or language, please contact Economic Development, Chief Executive's Department, Scottish Borders Council, Council Headquarters, Newtown St Boswells, e-mail business@scotborders.gov.uk

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