

# TO LET



## Shop Premises 26 Market Place, Selkirk, TD7 4BL



### Shop Premises

**Offers over £5,000 (VAT exempt) are invited**

Offers must be submitted using the Offer to Let form attached to these particulars.  
Selkirk Common Good does not bind itself to accept the highest or any offer.



### Viewing/Further Details:

Please contact  
Estate Management  
Tel: 01835 825122 or email [estatemanagement@scotborders.gov.uk](mailto: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 Selkirk is centrally located within the Scottish Borders 54 miles north of Carlisle and 38 miles south of Edinburgh on the A7 Edinburgh to Carlisle road.

The property is situated in the heart of the town centre below Sir Walter Scott's Courthouse. Sir Walter Scott's Courthouse has recently undergone some restoration work along with streetscape works to improve the town centre for both pedestrians and drivers.

## Description

The subject of let lie within Selkirk Conservation area and forms part of a Category A listed building dating back to 1804.

Presently the property comprises of a storage area to the rear, the large open retail space benefits from large windows looking out on the newly regenerated town centre. The premises could easily be used for café/barista purposes.

There is a courtyard area to the rear of the property which is not included in the lease but can be utilised for external seating providing no nuisance is caused to neighbouring properties.

## Accommodation

Front retail area: 44.32m<sup>2</sup> (477ft<sup>2</sup>)

Back storage area: 9.03m<sup>2</sup> (97ft<sup>2</sup>)

## Rateable Value

The current rateable value of these premises is £5,300 with effect from 1 April 2023.

Properties below the value of £12,000 may qualify for 100% rates relief under the Small Business Bonus Scheme. Further details of this can be found at [www.mygov.scot/business-rates-relief/](http://www.mygov.scot/business-rates-relief/)

## Planning

The property is currently Class 1a Shops and financial, professional and other services as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Any alternative use will be subject to Selkirk Common Good approval and the relevant Planning consent. Planning change of use consent not required for use classes 3 & 4 but would required Selkirk Common Good consent.

## Rent

Offers over £5,000 (VAT exempt) are invited.

## Terms

It is likely that the property will be offered for a period of 3 year subject to financial checks, continuing year to year thereafter with the tenant having the option to terminate giving 3 months written notice at any time. The landlord will be responsible for keeping the subjects wind and water tight excluding window glass. The Council will insure the property and the annual premium will be recovered from the tenant.

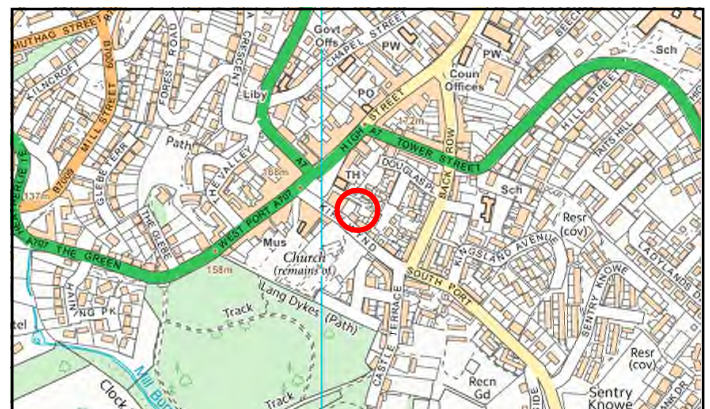
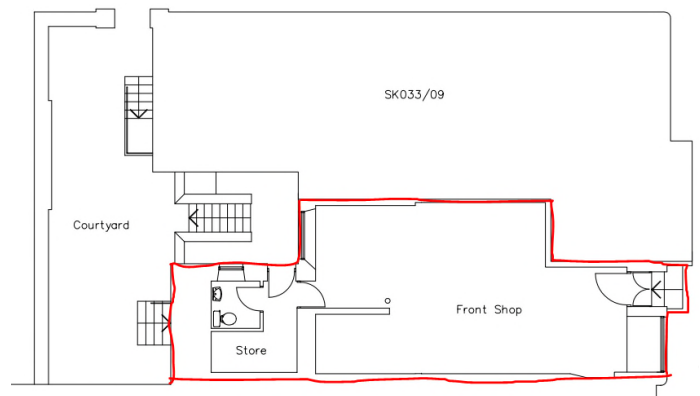
## Services

Mains electricity, water and drainage are connected to the subjects, all charges for such services are the responsibility of the tenant.

## Energy Performance Certificate

Available on request

## Floor Plans/Location Plan



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## Offer to Let

I/We wish to offer to let the premises at 26 Market Place, Selkirk.

### Offer Details

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

Full name of applicant	
Home address	
Telephone number (landline and mobile)	
Business name	
Business address	
Registered address (if applicable)	
Registered number (if applicable)	
Number of employees and any expansion	

Status of Business:      Sole Proprietor       Limited Company       Partnership   
Other (give details) \_\_\_\_\_

Signature:

Date:

Name:

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**PRIVACY NOTICE - Application to Lease Business Property / Land (May 2018)**  
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/DPYourRights> for 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](mailto: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](mailto:business@scotborders.gov.uk)

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