

TO LET



**Office and Workshop Premises
Haylodge Depot, Peebles EH45 8JQ**



Office/Workshop Premises

Annual Rent (offers over)

£10,500 (VAT exempt)



Viewing/Further Details:

Please contact
Estate Management

Tel: 01835 825122 or email estatemangement@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 located within the northern Scottish Borders 24 miles south of Edinburgh

The property is situated on the A72 one of the main routes through the Borders connecting Peebles with South Lanarkshire and Galashiels.

Description

Presently the property comprises of various good size offices, workshops and stores benefiting from an external yard/parking area.

One end of the building comprises of an office area accessed from a timber pedestrian door, from this room there is access to a workshop area which has 3 electric roller shutter doors. Directly from the office you also access a store room which could easily be used as an additional office if required and the toilet facilities.

The other end of the building comprises of a workshop/store area accessed through a double timber door, from here you also access the first floor of the property which offers a useful storage area.

The yard area to the front of the building is included in the subjects of let and offers parking and external storage. A right of access must be maintained to the domestic property situated to the west.

Services

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

Terms

It is likely that the property will be offered for a period of 3 years with the tenant having the option to terminate giving 3 months written notice at any time. The property will be leased under a full repairing lease so the tenant has full responsibility of repair and maintenance costs. The Council will insure the property and the premium will be recovered from the tenant.

Accommodation

Total lease area: 563m² (6060ft²)
Gross external area: 322.7m² (3474ft²)
Gross internal area: 212.2m² (2284ft²)

Rent

Annual rent (offers over): £10,500 (VAT exempt)

Rateable Value

The current rateable value of these premises is £6,600 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/

Planning

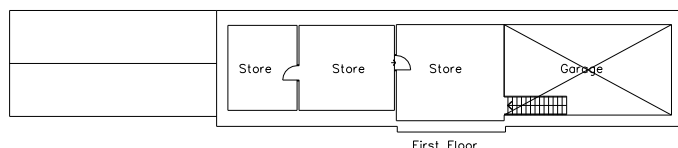
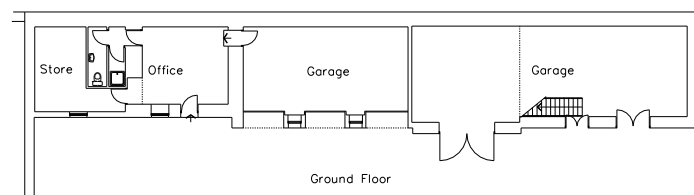
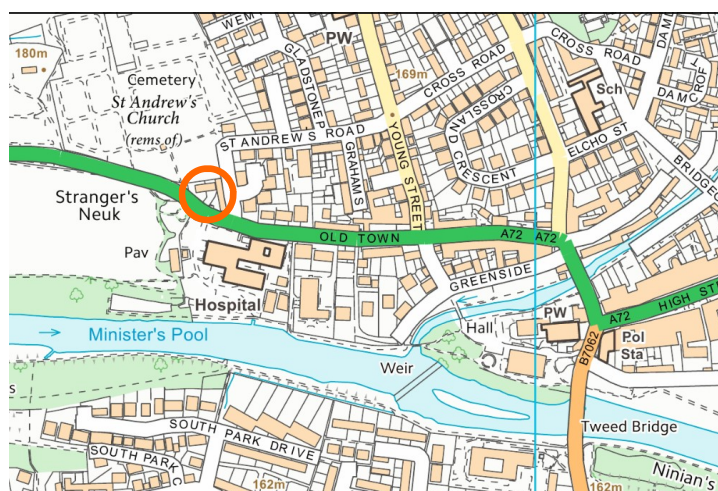
The property is currently Class 4 Business use (non-professional office/workshops) as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Any alternative use will be subject to Peebles Common Good approval and Planning consent.

Energy Performance Certificate

Building energy performance rating: F

Floor Plans/Location Plan



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Offer to Let

I/We wish to offer to let the premises at Haylodge Depot, Peebles

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

Offer Details

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/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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