

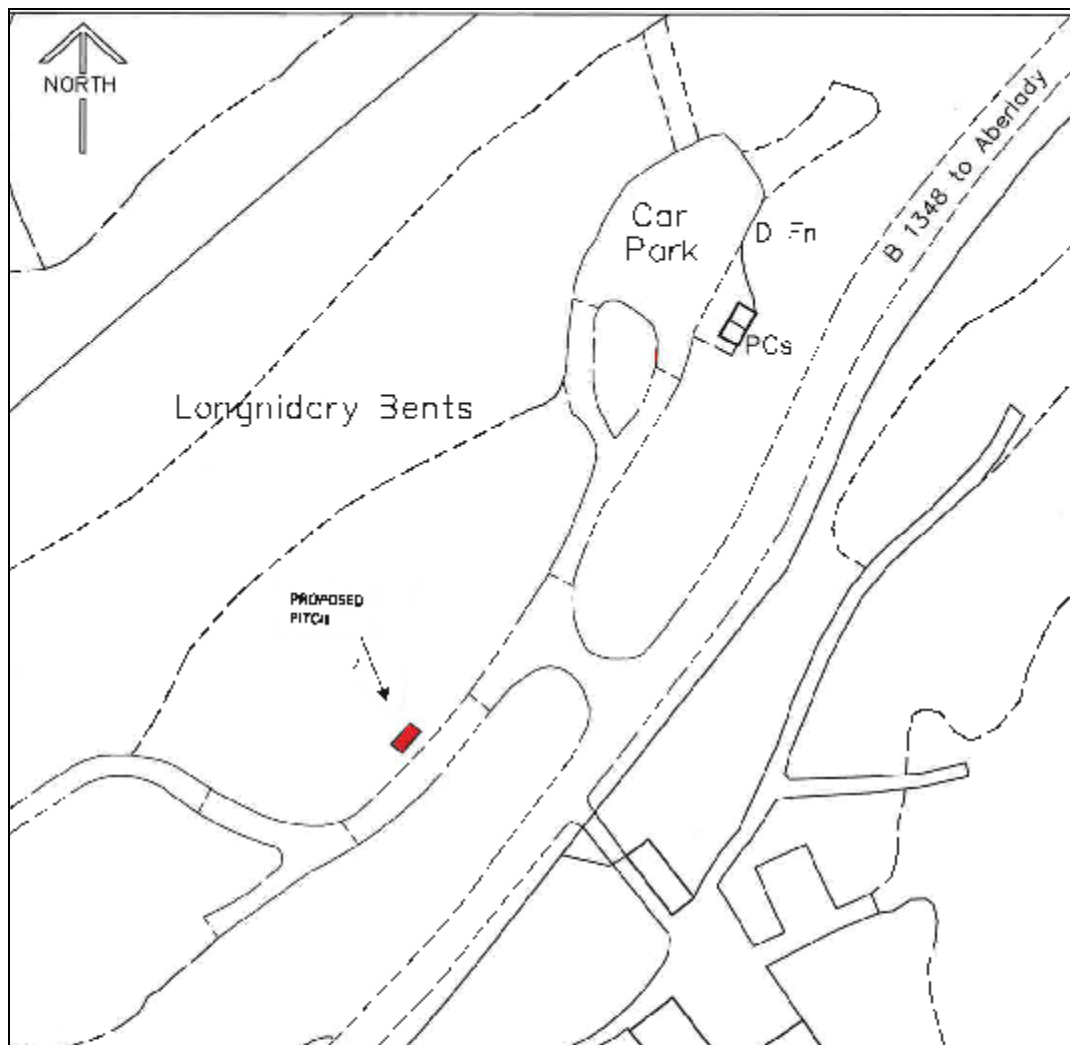
**ESTATES**  
**Strategic Asset and Capital Plan Management**

# For Let

## Catering Pitch

### Longniddry Bents Car Park No 1 Longniddry

**Offers in the region of £1,500 per annum (plus VAT) are invited**



These particulars do not form part of any contract and the Council shall not be legally bound by any statement contained herein.  
None of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact.  
Any intending Purchasers/Tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

**Location:**

As shown red on the location plan overleaf, this location is indicative only, the exact pitch will be agreed on site prior to the date of entry.

**Description:**

Longniddry Bents is a narrow, 2 mile strip of coastal grassland, sand dune with a rocky and sandy shore. No 1 car park is about 1 mile east of Port Seton and has capacity for about 80 cars. It now has modern toilets and easy access to a sandy beach. The car park is on the John Muir Way long distance path.

**Terms and Conditions of Let are as follows:**

The successful Applicant must:

- provide financial references along with proof of identity.
- hold an East Lothian Street Trader's Licence (Civic Government (Scotland) Act 1992) and be registered as a food retailer under the Food Safety Act 1990 and only those Tenants who have been inspected and approved by the East Lothian Council Environment Services Department can apply.
- provide details, including a photograph, of the vehicle they intend to put on site. The vehicle must not exceed 2.5m by 5m in size.
- provide evidence of Covid compliance.
- provide evidence of litter control.
- Apply for and obtain planning consent for the proposed use (including all associated fees and charges). Trading will not be permitted until planning consent is in place.

We anticipate trading to be available 0830 hrs to 1930 hrs March to October and 0830 hrs to 1630 hrs November to February however this is subject to the Tenant's site specific planning consent.

There is no water or power to this catering pitch, these services would need to be brought to the site. Any generators used should be low noise.

**Deep fat frying will not be permitted.**

Interested parties should complete an Expression of Interest form to note their interest. This form can be requested by emailing [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk) or by downloading at [www.eastlothian.gov.uk/propertylease](http://www.eastlothian.gov.uk/propertylease)

**Fees:**

In addition to the rent an administration fee of £200 plus VAT will be payable in advance of the first day of trading.

**Rating Assessment:**

The rateable value of the subjects has been assessed at £1500 per annum as of 01/04/2023.

Under the Small Business Bonus Scheme (SBBS) for 2023/2024, properties with a RV of up to £12,000 may qualify for 100% rates relief, depending upon individual circumstances. Water and sewerage charges will still apply.

Further information on the SBBS can be obtained at [www.scotland.gov.uk](http://www.scotland.gov.uk) or [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

**Further Information:**

Information for Food Businesses from FSS is available at <https://www.foodstandards.gov.scot/publications-and-research/publications/covid-19-guidance-for-food-business-operators-and-their-employees>.

Information and guidance on the current Covid 19 situation <https://www.eastlothian.gov.uk/homepage/10448/coronaviruscovid-19> this includes links to both NHS and Scottish/UK Government guidance for businesses and the public.

If you wish to discuss any of the details of these particulars please contact Estates Section per Caroline Syme, Estates Officer (Tel 01620 820 663)

For further local information, please visit our website [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

(CS 18-06-2024)