



East Lothian
Council

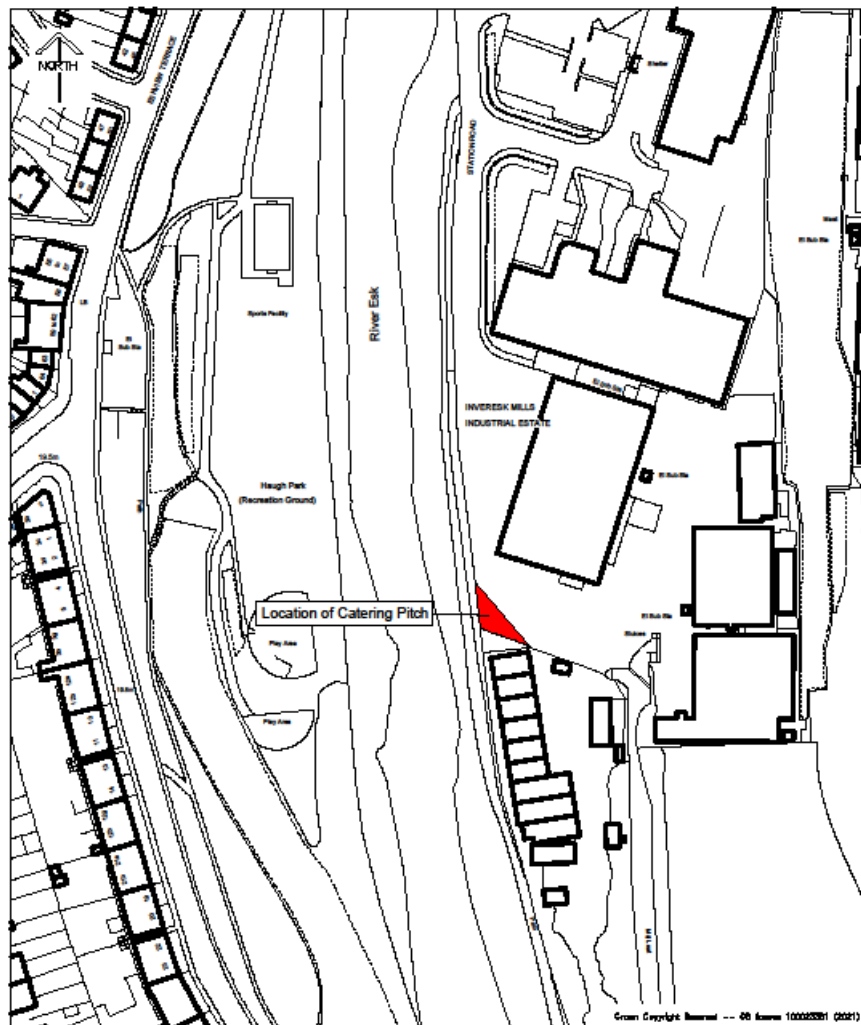
ESTATES
Strategic Asset and Capital Plan Management

For Let

Catering Pitch for a Mobile Snack Bar

Inveresk Mills Industrial Estate
Musselburgh EH21 7BL

Offers of rent around £1,600 (plus VAT) per annum are invited



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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:

Located on a prominent site within the long established Inveresk Mills Industrial Estate and adjacent to the River Esk walkway popular with dog walkers and joggers. Inveresk Mills Industrial Estate has a number of large employers, including Zot Engineering, Musselburgh Wagon and dtpSouthfield Advise.

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.
- The Licensee shall not trade from the site out with the hours of 0800 to 1800 hrs, Monday to Friday inclusive, 0800 to 1400 hrs on Saturdays and at no time on Sundays.
- At the close of business each day the mobile snack bar is to be removed from the site and will not be brought back onto the site until the commencement time of the next day of business.

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 or by downloading at 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 £1200 per annum as of 01/04/2023. Under the Small Business Bonus Scheme (SBBS) for 2024/2025, 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 or 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

(CS 18-06-2024)