

ESTATES
Strategic Asset and Capital Plan Management

For Lease
AVAILABLE JULY 2025



Café for Lease
Bleachingfield Community Centre
Countess Crescent, Dunbar EH42 1DX

Accommodation including seating area extends
to 120.9 sqm (1,300 sqft)

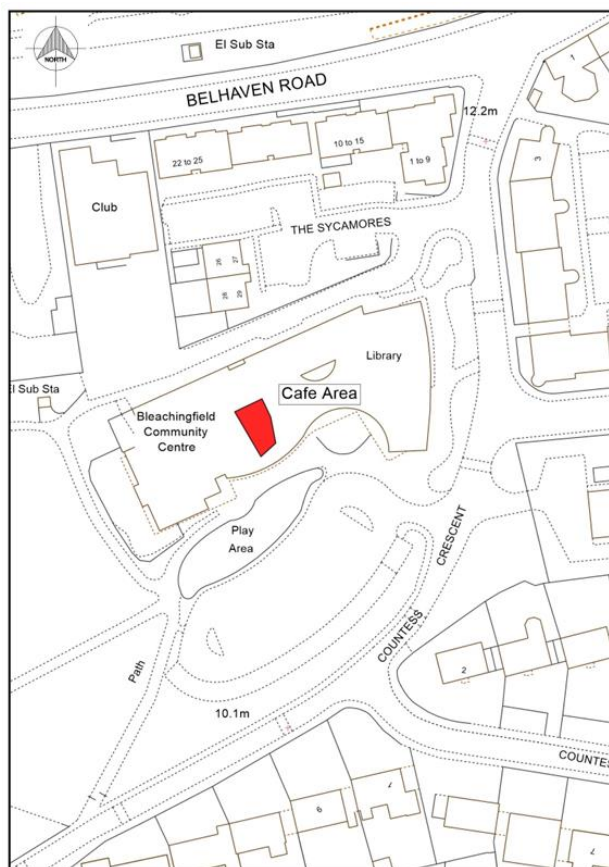
Offers over £3,800 per annum are invited.

SITUATION

The Property is located within the busy town of Dunbar located approximately 30 miles to the east of Edinburgh and easily accessible to Edinburgh via train or the A1 dual carriageway. The Property forms part of the Bleachingfield Community Centre which is located next to the Primary School and just a short walk from the High Street.

The Bleachingfield Centre is a modern community centre housing a library/customer services, sports hall and a breakfast & afterschool club and is available for a wide range of community uses. The Centre is currently open Monday to Saturday.

LOCATION PLAN



DESCRIPTION

The Property comprises a kitchen, storeroom, staff WC and a serving counter which overlooks the café seating area. The café's seating area is located within the bright foyer of the Centre and has space to seat approximately 40 covers.

The kitchen is equipped with stainless steel worktops, stainless steel washing sink and separate hand wash sink. It benefits from a gas fired oven, grill and hob with extractor fan which are all offered with the lease. This is an ideal opportunity for a new or expanding cafe/bistro business to operate without the substantial financial outlay of a kitchen fit out.

A good-sized rear storeroom provides sufficient space for the storage of equipment and food stuffs.

The serving area to the front comprises a large stainless-steel serving/display counter with under counter storage and a sink.

The accommodation benefits from commercial linoleum flooring throughout, hygienic wall panels and strip lighting. The heating is provided by way of an air conditioning and heating system.

The tenant will have exclusive use of the kitchen, storeroom, WC and serving area. The seating area of the cafe is in the main circulation space of the Community Centre and is therefore shared with other users of the Centre.

Cafe customers will use the public toilets located in the Community Centre.

Gross Internal Area of the café is 120.9 sqm (1,300 sqft). Details are as follows:

Use	Area (sqm)	Area (sqft)
Kitchen/Store/Servery/WC	53.8	579
Seating	67.1	722

EQUIPMENT

The following items of kitchen equipment are included and will be let with the café: gas oven, hob, grill, extractor fan and stainless-steel worktops/sinks. Other items of kitchen equipment including a dishwasher, fridges, freezers, and other smaller items of kitchen equipment could be made available for use by agreement. The existing tables and chairs within the seating area are also included within the lease.

Items that, by agreement, are left on the premises for use by the lessee shall be included within an inventory attached to the Lease. For the main items of equipment, the Council will maintain these for an initial agreed period after which any issue that may occur with this equipment becomes the responsibility of the tenant. Any item of equipment that is replaced by the tenant would become the property of the tenant.

RENT

Offers over £3,800 per annum are invited. The rent is exclusive of business rates and utilities.

UTILITIES & BUSINESS RATES

The tenant is responsible for paying for the gas, water and electricity that are used within the cafe. The tenant is also responsible for paying their share of the business rates for the building.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the building gives the building a C Rating.

USE

Café within Use Class 3 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

VIEWING

Strictly by prior appointment. Please contact estates@eastlothian.gov.uk or by contacting Sheena Leathard on 07812482908.

LEASE TERMS

Flexible lease terms are available on this property.

The Council will be responsible for maintaining the property in a wind and watertight condition. The Tenant is responsible for all other repairs and maintenance.

The Council requires that the cafe is open to the public during the following times: Monday – Friday 10 am – 4pm (except public holidays). Opening of the café at other times including Saturdays may be possible by agreement.

The café will form an integral part of the functioning of the Centre and the successful applicant will require to sit on the Bleachingfield Users Group.

No gas or electrical works will be undertaken by the Tenant under any circumstances without the Council's prior consent.

The tenant will require to have the necessary insurances in place including public and employers' liability insurance.

Parties who are interested in taking a lease of the premises should request an "Application to Lease Form" following viewing and this should be completed and returned to the address given on the form. **Only those who have returned a completed Application to Lease form will be notified of a closing date.**

LEGAL FEES

The ingoing Tenant will pay the East Lothian Council £200 (+VAT) administration fee towards the preparation and completion of the lease.



Note that not all items of equipment shown in the above photographs will be included within the lease.

FLOOR PLAN



Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

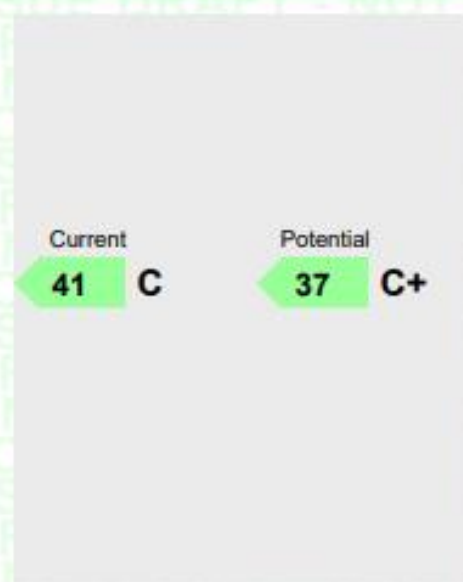
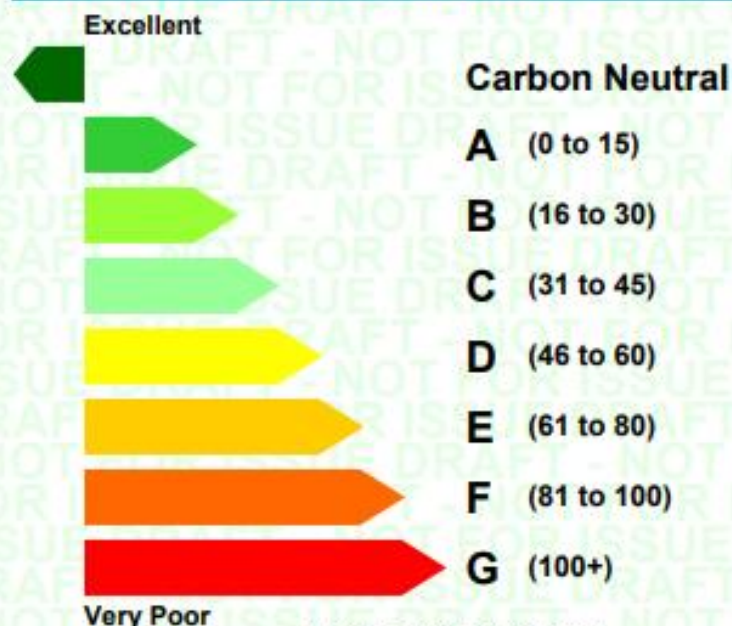
Scotland

THE BLEACHINGFIELD CENTRE, COUNTESS CRESCENT, DUNBAR, EH42 1DX

Date of assessment: 01 Dec 2022
Date of certificate: 13 Dec 2022
Total conditioned area: 2008 m²
Primary energy indicator: 256 kWh/m².yr

Reference number: 3622-0626-3130-9490-1203
Building type: Community/Day Centre
Assessment software: EPCgen, v5.6.b.0
Approved organisation: CIBSE Certification Limited

Building Energy Performance Rating



Approximate Energy Use: 153 kWh per m² per year
Approximate Carbon Dioxide Emissions: 40.99 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: **30 B**

Recommendations for the cost-effective improvement of energy performance

1. Consider improving air tightness specification to 5m³/hr/m²
2. In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.