

DEVERON COMMUNITY & SPORTS CENTRE



## CAFETERIA

Deveron Community and Sports Centre  
81 Bellevue Road, Banff, AB45 1BY

- Cafeteria located in the Community Campus within the Sports Centre
- Offers are Invited
- Suitable for Use Class 3

**£7,000 p.a.**

# FOR LEASE

Contact Details  
Telephone: 01467 469261  
Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# Deveron Community and Sports Centre 81 Bellevue Road Banff, AB45 1BY

## **Location:**

Deveron Community and Sports Centre is in the community of Banff, which together with nearby Macduff, has a combined population of approx. 8,000. Banff sits on the Moray Coast and is approximately 40 miles from the city of Aberdeen. It is a busy town with a range of shops and community facilities and is a popular commuter base for the communities in northern Aberdeenshire and is a busy tourist destination.

The Sports Community and Sports Centre is on the Banff Academy Campus and is situated on top of the hill at the south-east of Banff.

Extract plans are provided showing the location of the subjects.

## **Description:**

Prior to the Covid pandemic the facility saw a footfall of approximately 120,000 per annum. The Community and Sports Centre comprises a five-lane swimming pool, suitable for competitions, four- court sports hall, fitness room, two squash courts, dance studio and meeting rooms for the community, and accompanying changing and cafe area. There is also a full all-weather running track, a 3G all-weather football pitch and 3 tennis courts.

Aberdeenshire Council are offering for lease the operation of the Café for a period of 2 years, with an opportunity to extend for 2 cycles of one year.

This provides a good opportunity to develop a customer base within a thriving facility in a popular area of Banff.

## **Accommodation:**

The area comprises an 80 m<sup>2</sup> seated area, located in the reception area, an 18 m<sup>2</sup> food preparation area and a 11 m<sup>2</sup> food storage area. There will also be agreed access to staff welfare area.

## **Terms of Let:**

### **The tenant will be responsible for the following:**

- Offer quality coffees and tea, home bakes, hot snacks such as panini's, toasties, soup as well as a range of sandwiches.
- The customer base would be made up of those actively participating in sporting activities who would be looking for healthy energy boosting food and drink options.
- Provide re-useable crockery and cutlery.
- Provide a coffee machine.
- Provide a cash till/ card reader.
- Provide all light equipment e.g., pots, bowls, whisks, storage containers.
- Provide Food Safety Plan, Bill of fare, pricing structure, allergen info.
- Be aware of environment issues e.g., packaging, food waste, recycling etc.
- Provide a catering service for a range of user and user groups, which may include times out of normal operations.
- Cleaning kitchen within the café and responsibility for overall cleaning in the seated area following café service.
- Provide Staff Uniforms

- Insure for public liability, employers' liable insurance and insurance for tenants' equipment and fittings.
- Comply with all health and safety at work and Food Hygiene regulations.
- Ensure the subjects of let are locked secure out with working hours.
- The tenant will also be responsible for internal repairs and replacements and for all damage incurred during the lease to the kitchen or equipment.
- Required to register the food premise with the EHO, 28 days prior to commencement of operations.
- Kitchen is to be used solely for the provision of on-site service.

### **The Landlord (Aberdeenshire Council) will be responsible for the following:-**

- External Repairs and Maintenance
- Payment of Rates and Utility Bills
- Building Insurance
- Providing an inventory of equipment to be agreed with both parties.

## **Viewing Arrangements:**

To arrange a viewing please contact:

### **Opening Times:**

The Centre will generally be open weekdays from 6 am to 10 pm and weekends 9 am – 6 pm with peak hours between 10 am and 6 pm.

The Café would require having a minimum core week presence from 10 am to 6 pm. A minimum of 4 hours opening on weekends.

Totalling a minimum of 44 hrs, the exact times to be negotiated between both parties.

### **Planning:**

Use Class 3 Café, snack bar (Use for sale of food or drinks on the premises).

### **Price:**

Offers of rent of £7,000 per annum, exclusive of VAT, are sought.

Alternatively, a percentage of income could be paid as rental.

### **VAT:**

Vat will be payable on rent.

### **Lease Terms:**

The subjects are offered for lease from November 2023. The term of the lease shall be for a period of 2 years with an opportunity to extend for 2 subsequent single years.

### **Legal Costs:**

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable L&BTT and registrations dues.

### **Date of Entry:**

To be agreed upon conclusion of legal formalities.

### **Viewing Arrangement/Offers:**


To view the property or for further information please contact:

Steve Russell, Community Leisure Officer, Customer Development

[lla.commercial@aberdeenshire.gov.uk](mailto:lla.commercial@aberdeenshire.gov.uk)

### **Viewing Arrangements:**

To arrange a viewing please contact:



Any persons who wish to submit an offer to lease the property should note their interest with the Estates Department, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 469261 [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

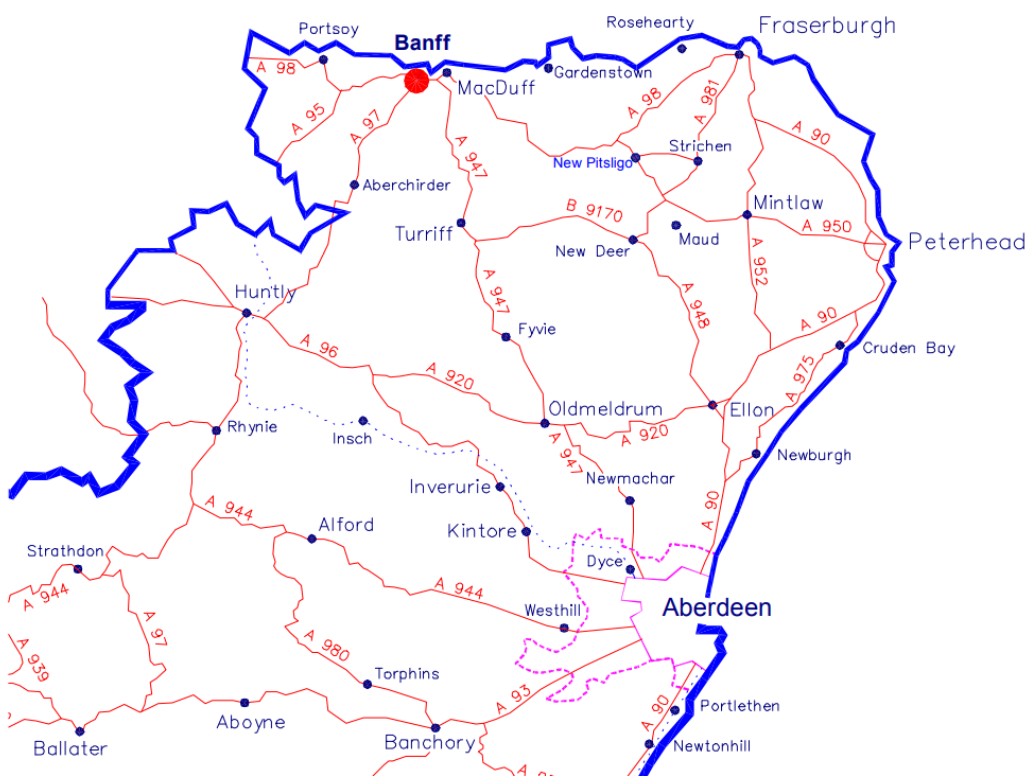


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# PROPERTY HEADER

## Property Address

### Location Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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