

**EYEMOUTH HARBOUR TRUST
WATERFRONT REGENERATION PROJECT - OLD FISHMARKET DEVELOPMENT**

OPPORTUNITY FOR AN ANCHOR TENANT AND OTHER TENANCIES/LEASE OF PREMISES IN AN EXCITING NEW WATERFRONT DEVELOPMENT IN THE HEART OF EYEMOUTH ON THE BERWICKSHIRE COAST.



Architect's impression of the development. Credit: Galmstrup Architects

Further details:

Eyemouth Harbour Trust is inviting expressions of interest and/or outline business proposals from an anchor tenant/s to lease and manage the South pavilion of the Old Fishmarket Development as well as other tenancies to let individual or multiple spaces/units.

This project is being led by EHT, which is a trust port. EHT's key objective is to preserve and improve Eyemouth Harbour for the benefit of stakeholders and local community whilst creating a socio-economic legacy for East Berwickshire. EHT are keen to transform this prominent space, reconnect the town centre with the harbour and improve the visitor experience in the town.

This is an exciting opportunity to be at the heart of the regeneration of the waterfront and Harbour Road in the town. The development is phased with stage 1 construction starting on the South pavilion in late summer 2021. Further Phases (2. middle pavilion and 3. North pavilion) are planned into 2022 and beyond.

The Trust welcomes any expressions of interest from businesses, organisations, service providers, who would utilise the site and spaces. They are also keen to explore options and potential models or partnerships for the middle and North pavilions. Further information can be provided on request.

Location:

Site of the former Fishmarket, Harbour Road, Eyemouth TD14 5JB

Eyemouth is located 6 miles north of Berwick upon Tweed and south of Edinburgh just minutes off the main A1 trunk road.



Further information on the area www.visitberwickshirecoast



Project site showing the old fishmarket building, demolished in Feb 2021.

Description:



Architect's impression of the three pavilions. Credit: Galmstrup Architects

VISION:

Creation of a thriving, vibrant and welcoming place for the local community and visitors alike, restoring the sites sense of identity and heritage whilst enabling economic growth and regeneration of this prominent part of town, through a series of adaptable, flexible, and creative indoor & outdoor spaces.

- A series of flexible spaces for commercial and private use e.g. farmers & craft markets, music & concerts, art workshops/ demonstrations, exhibitions, training venue, private parties, weddings etc. and local cultural events such as; Herring Queen Festival, Lifeboat Open Day and Kirk Square Kitchen. Welcome Ashore for marine visitors. Public seating areas to maximize the vistas from Manse Road onto the harbour front and across to Gunsreen House. Safer route along the waterfront and quayside for pedestrians (promenade will form part of Berwickshire Coastal Path). Space for visitors & locals to sit and watch harbour life!
- Micro businesses & start-ups - flexible sized business incubator pods for rent to local micro businesses including private enterprise & individuals, charter boat operators, artisan/ craft businesses and community organisations and training providers.
- Existing local businesses / restaurants as an overflow from their own premises, particularly at peak times of the season and as a covered warm space in the winter / colder months to extend seasonality.

The project will provide modern purpose-built pods, attractive indoor spaces and flexible outdoor areas. It will act as the catalyst for wider redevelopment around Harbour Rd as outlined in SBC's Harbour Development Framework 2014 and further inward investment and the economic development of Eyemouth.

The waterfront and quayside areas of Eyemouth play a critical role in linking both the town and existing attractions to Gunsreen, making the 'string of pearls'. The proposed development will give people multiple reasons to visit, stay longer and spend more money in the town. The project will assist businesses to extend their trading season. In addition it will also provide an income stream for Eyemouth Harbour Trust, enabling further investment into the harbour and its facilities.

<p style="text-align: center;">THE 'STRING OF PEARLS'</p>	<p>PRIVATE EVENTS:</p> <p>Space for:</p> <ul style="list-style-type: none"> • Private parties / celebrations • Exhibitions – artists, sculpture etc • Small weddings (possible application for registered venue) • Hire for commercial business use – shows, exhibitions, corporate events • Training space/facility • Workshop space • Fitness / Yoga – Health and wellbeing (expression of interest from a fitness studio / Health & Wellness Hub) • Music, dance & social events • Counselling • Fund raising / charity
<p>SUPPORTING TRADITIONAL MUSIC, DANCE & ARTS – an outdoor or covered venue for</p> <ul style="list-style-type: none"> • Something Scottish – dance showcase held on Friday evenings in summer • Reston Band • Fishermen's Choir • Eyemouth Pipe Band • Local school band/groups • Local concerts, readings and music 	<p>SUPPORTING EVENTS & FESTIVALS:</p> <ul style="list-style-type: none"> • Eyemouth Herring Queen • Lifeboat Day • Kirk Square Kitchen • Local charities

ACCOMMODATION:

Construction is due to commence on the South pavilion in September 2021 with a completion date of early Summer 2022.

Phase 1 – South pavilion, 1st Floor:

5 x flexible sized business incubator pods for rent to local micro businesses including charter boat operators, artisan/craft businesses, food & drink producers, and community volunteering / training groups. Pods include an area designated for small kitchenette/ service area, private WC facility* and mezzanine storage. Pods would suit single or two-person occupancy.

4 pods @ 24sqm [16sqm + 8sqm mezzanine]

1 pod @ 21sqm [13sqm + 8sqm mezzanine]

**Pod No. 4, the smaller pod has no WC and it can be combined with another pod to make a larger unit.*

Phase 1 - South pavilion, ground floor:

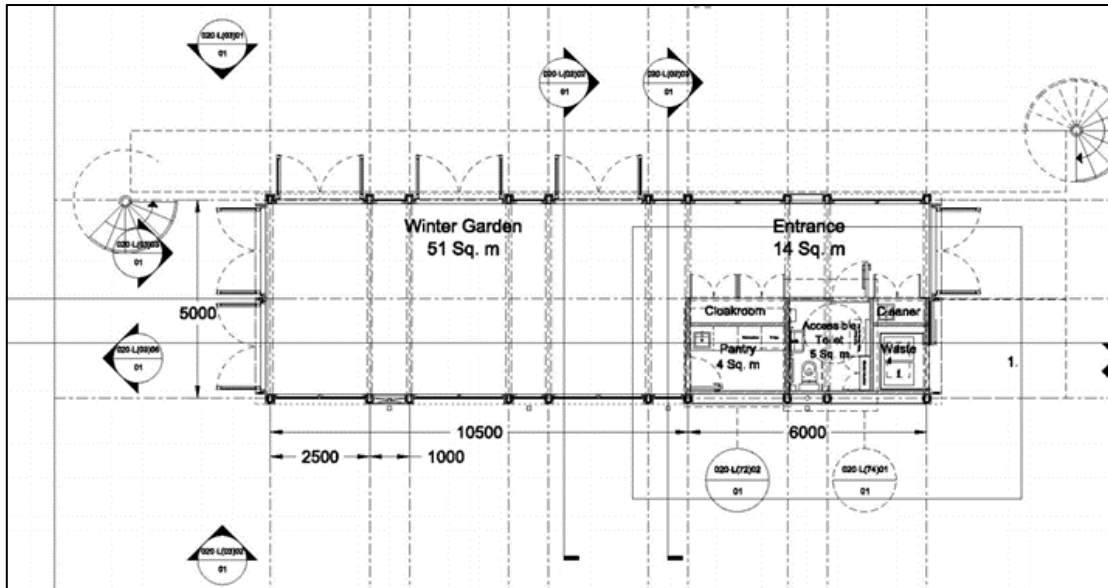
Enclosed ground floor space = 65sqm space, circa 100-person capacity.

SERVICES:

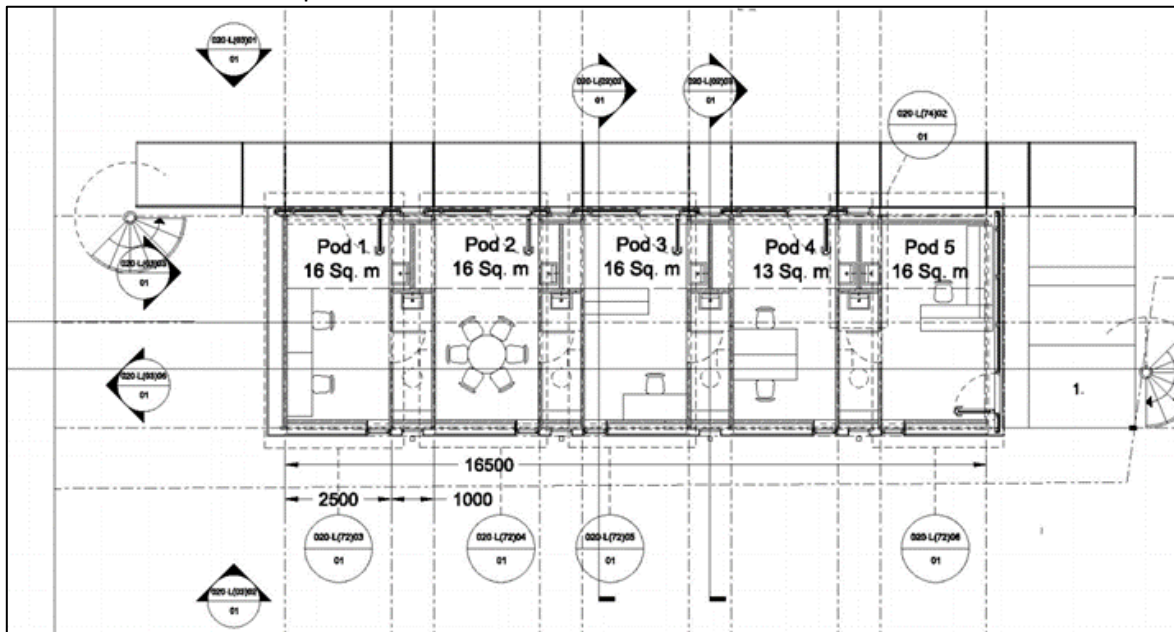
Mains electricity, water and drainage on site.

GROSS INTERNAL AREA/S:

Southern Pavilion – Ground Floor: 91sqm



Southern Pavilion – 1st Floor: 91sqm



RATEABLE VALUE:

South Pavilion, ground floor has been valued in accordance with the Public Buildings Committee Practice Note 17 valuation of halls, art galleries & museums etc and gives a provisional RV of £8,600.

South pavilion, first floor. The pods on the first floor have been valued in accordance with the Commercial Properties Committee Practice Note 13 valuation of offices and have a provisional RV of £950 - £1,050

The small business bonus scheme provides rates relief to help small businesses in Scotland. For the 20/21 financial year up to 100% relief is available for businesses with a combined RV of £35,000 or with an RV of £18,000 or less subject to application and eligibility.

PLANNING:

The full planning application can be viewed on the link below:

<https://eplanning.scotborders.gov.uk/online-applications/>

Enter reference: **21/00055/FUL**

The following class uses have been approved to date via planning consent:

South pavilion –

- Ground Floor & adjacent external table service areas (Site plan drawing 020-L (11)00) = **1,3,10 or 11**
- First Floor **1, 2 or 4**

Further information on classification: <https://www.legislation.gov.uk/uksi/1997/3061/schedule/made>

The use of all other external areas shall be as public open space.

TERMS:

Eyemouth Harbour Trust is inviting expressions of interest and/or outline business proposal from interested parties including potential anchor tenants to lease and manage the South and/or middle pavilion of this exciting new development.

Commercial terms will be subject to negotiation.

Lease start dates summer 2022.

EXPRESSION OF INTERESTS/OUTLINE BUSINESS PROPOSALS:

These should be submitted to:

SUBJECT: OLD FISHMARKET EO!

Eyemouth Harbour Trust, Harbour Offices, Gunsgreen Basin, Eyemouth TD14 5SD

e-mail: marketing@eyemouth-harbour.co.uk

***** All submissions and expressions will be treated in strictest confidence. *****

Expressions of Interests to be submitted by Tuesday 31st August 2021.

All expressions of interests will be reviewed after 31st August 2021 with a view to progressing detailed discussions.