

94 HIGH STREET

TO LET RETAIL / OFFICE PREMISES



MUSSELBURGH EH21 7EA

- IMPOSING MODERN BUILDING
- EXCELLENT FRONTAGE
- HIGH STREET LOCATION
- CLASS 2 / CLASS 1 PLANNING CONSENT



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links

COMMERCIAL
PROPERTY
CONSULTANTS

94 HIGH STREET MUSSELBURGH

Location:

Musselburgh is the largest town within East Lothian and lies approximately 5 miles to the east of Edinburgh city centre.

The town has a population of approximately 22,000, but enjoys a wider catchment from the rest of East Lothian and east Edinburgh.

It has excellent communications with good access to the A1 and A720 (Edinburgh City Bypass). There are frequent bus services and Musselburgh railway station lies approximately 0.6 miles from the town centre.

The premises are situated to the south side of the High Street toward the east end.

Traders close by include Costa, B&M Bargains & Greggs. Other traders within the High Street include Semichem, Boots, M&Co, Holland & Barratt, Poundland and Poundstretcher.

Description:

The subjects, originally constructed as a bank, comprise a modern self-contained property, arranged over ground and first floors.

The ground floor provides quality floor space in an open plan layout and includes a disabled toilet. There is consent for the creation of a ramp to front, to provide disabled access.

Currently the upper floor is arranged to provide open plan and cellular offices. This area could readily be used for staff, storage, or additional work space.

Layout plans are available.

Accommodation:

We assess the net lettable areas to be as follows:

Gross Frontage	17.07m	(56 ft)
Ground Floor Area	109.8 sq m	(1182 sq ft)
First Floor	70.23 sq m	(756 sq ft)
TOTAL	180.03 SQ M	(1938 SQ FT)

Planning:

The property benefits from Class 2 (Office) consent. There is permitted change of use to Class 1 (Retail). In addition, restaurant consent may be available subject to obtaining planning consent. We recommend any enquiries with regards to the planning be directed to the Local Planning Authority.

Assessment:

From the Scottish Assessor's website we note that the current rateable value is £25,800.

Energy Performance Certificate:

EPC Rating = "F"

Lease:

A new Full Repairing and Insuring lease is available for a minimum period of 5 years.

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Rent:

Offers over £25,000 pa.

VAT:

We are advised that rents will not be subject to VAT.

Legal Costs:

Each party will be responsible for their own legal costs involved in this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Entry:

October 2019 or by arrangement.

Viewing:

Apply Sole Letting Agents.

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Details prepared:

April 2019.



MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows

1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.

3 Nothing in these particulars shall be deemed to be that the property is in good condition, or otherwise, nor that any services or facilities are in good working order.

4 The images appearing in these particulars show only certain parts of the the property at the time when the images were taken. Certain aspects may have changed since the images were taken and it should not be assumed that the property remains precisely as displayed in the images. Furthermore no assumptions should be made in respect of parts of the property which are not shown on the images.

5 Any areas, measurements or distances referred to are approximate.

6 Where there is reference in these particulars to alterations being carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be checked by an intended tenant or purchaser.

7 Descriptions of property are subjective and the descriptions herein are given in good faith as an opinion and not as a statement of fact.