



**ALLIED
SURVEYORS
SCOTLAND**

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TO LET

1 Hardgate, Haddington, East Lothian, EH41 3JW

- ✔ Attractive class 1 premises ideally suited for a hair salon
- ✔ Available from early 2021
- ✔ Approximate Net Internal Area 28.67 sq m (305.56 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Haddington is one of East Lothian's largest settlements with a resident population of approximately 12,000. The town is strategically placed approximately 18 miles east of Scotland's capital city, Edinburgh, which is accessible within 35 minutes via the A1 trunk road.

The subjects are located to the east of the town's High Street on Hardgate close to the corner of Church Street. This busy stretch of road ensures the shop enjoys prominence from passing traffic and passing footfall.

Nearby occupiers include Save the Children, Eastern Eye Indian Restaurant, Claymore Locks, Paris Steele and Forever Spaces.

DESCRIPTION

The subjects comprise an attractive double windowed retail premises arranged over ground and basement and forming part of a three storey building of stone construction.

The premises are currently set up as a hair salon with laminate flooring, LED lighting, textured wall finishes and is tastefully decorated throughout. There is a small tea prep and staff area to the rear with a WC.

Storage is provided by a cellar type space accessed through the adjacent common stairwell serving the upstairs flats.

Fixtures and fittings such as chairs and wash basins can be made available by separate negotiation with the outgoing tenant.

ACCOMMODATION

Following a recent inspection of the premises we calculate net internal area to be approximately:

28.67 sq m (306.56 sq ft)

RENT

Our client is seeking £9,000 per annum (£750 per month) to grant a new lease on full repairing and insuring terms.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is pending.

A copy of the recommendation report is available on request.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £4,150 effective 1st April 2017. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

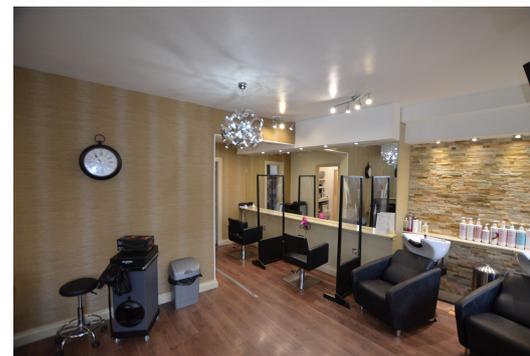
The property is served by mains electricity and water.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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