



**ALLIED  
SURVEYORS  
SCOTLAND**

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[www.alliedsurveyorsScotland.com](http://www.alliedsurveyorsScotland.com)



## TO LET/MAY SELL DUE TO RELOCATION

84 High Street, Musselburgh, East Lothian, EH21 6RH

- ✔ Class 2 Solicitor and Estate Agency office in a prominent High Street location. May also suit class 1 (shop) use
  - ✔ Striking triple windowed frontage with signage illumination
- ✔ Potential for 100% business rates relief (subject to occupier circumstances)
  - ✔ Approximate Net Internal Area of 75.09 sq m (808 sq ft)

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



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## LOCATION

Musselburgh is East Lothian's largest town with a population of around 22,000 people. It is situated approximately 6 miles east of Edinburgh City Centre and enjoys easy access to the A1 trunk road and (A720) Edinburgh City Bypass.

The subjects are situated at the east end of Musselburgh High Street between Kilwinning Street and Newbigging, with both Loretto School and Musselburgh Racecourse nearby.

The local area is well served by public transports links with bus and rail operators providing regular services to Edinburgh and other local destinations. Both Musselburgh and Newhailes train stations are only a short distance away.

## DESCRIPTION

The subjects comprise a Solicitor and Estate Agency office enjoying a prominent position in Musselburgh High Street.

Arranged over ground floor of a two-storey building, with residential to the upper levels, **the premises benefit from having no liability for any common roof repair costs.**

The specification is as follows:

- Triple window display frontage with signage illumination
- Open plan office with oak-style flooring and neutral décor
- CAT5 cabling, data patch panel and BT fibre broadband connection
- Private meeting room with secure door exiting into passageway
- Kitchen and two WC facilities
- Electric heating throughout
- Active burglar alarm system with currently unused fire system and CCTV cameras

An array of nearby occupiers include Lucas ice cream parlour, Costa Coffee, Greggs, Bank of Scotland, Virgin and Santander banks, Boots, B&M, Post Office and Cancer Reserach UK.

## VIEWING AND FURTHER INFORMATION

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

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## ACCOMMODATION

According to our recent measurement survey, the premises extend to a net internal area of approximately:

75.09 sq m (808 sq ft)

## TERMS

The subjects are available on the basis of a new lease on full repairing and insuring (FRI) terms.

## RENT

Our client is seeking a rent in excess of £17,000 per annum.

Alternatively, our client will consider selling their heritable title. Price on application.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is G.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £14,900 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.

