



ALLIED SURVEYORS SCOTLAND

LOCATION

Haddington is a highly sought-after market town situated in East Lothian approximately 25 miles east of Edinburgh City Centre. It benefits from close proximity to the A1 trunk and good public transport links making it a desired location for commuters and visitors.

The subject is in a central position on the south side of the High Street directly opposite a pedestrian crossing leading to Broad Wynd and Market Street.

Either side of the property is a branch of Boots and Semi-Chem with other nearby commercial occupiers including Baynes, Cancer Research UK and St Columba's Hospice.

DESCRIPTION

The subjects form the ground floor of a three-storey, B-listed building with the upper floors in residential use.

The premises are well-presented with a painted stone frontage, single window, laminate flooring and neutral décor throughout.

It is currently laid out as a hair salon with 5 chairs and 2 hair washbasins in the front shop area. To the rear is a small beauty room with a tea prep area, WC and store.

ACCOMMODATION

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

45.61 sq m (491 sq ft)

RENT

Our client is seeking offers over £10,000 per annum to grant a new full repairing and insuring lease.

VAT will not be applicable.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,300. The uniform business rate for the current year is £0.494 pence in the pound.

Occupiers may be eligible for 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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

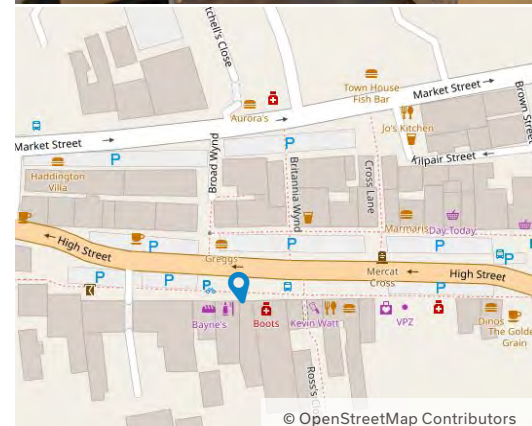
A copy of the recommendation report is available on request.

LEGAL COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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VIEWING AND FURTHER INFORMATION

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

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