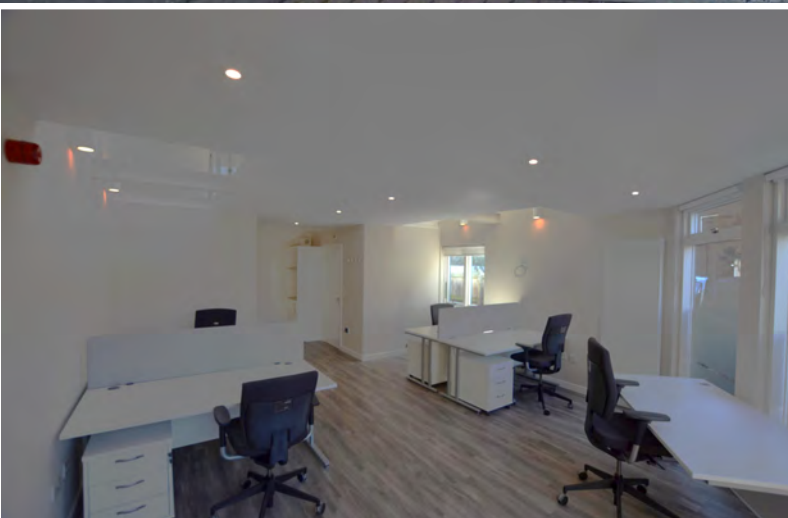




Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)

**ALLIED**  
**SURVEYORS**  
SCOTLAND



## FOR SALE

**3 Forth Street Lane, North Berwick, East Lothian, EH39 4JB**

- ✔ Rarely available self-contained office premises in the heart of North Berwick
- ✔ Purpose built in 2016 and recently redecorated to an immaculate condition
- ✔ Situated just off the High Street and only a short walk from local amenities
  - ✔ 47.74 sq m (471 sq ft) plus 11.68 sq m (126 sq ft) external store
  - ✔ Offers over £225,000 plus VAT

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



# ALLIED SURVEYORS SCOTLAND

## LOCATION

North Berwick is located in East Lothian approximately 25 miles east of Edinburgh and benefits from close proximity to the A1 trunk road. With its beaches, links golf courses and highly regarded education facilities, North Berwick is one of Scotland's most sought after coastal towns.

Forth Street Lane is just off Forth Street which is to the north of and runs parallel with the town's popular High Street. The property enjoys a secluded plot at the end of the lane. A pedestrian passageway provides direct access to the High Street where there is a wide mix of independent and national occupiers.

Restricted and unrestricted car parking is available on surrounding streets. Public transport is available locally with regular and direct bus and train services to Edinburgh.

## DESCRIPTION

The subjects, purpose built in 2016, comprise a self-contained office premises arranged over ground and first floor with a pitched slate roof and white dash external render. Externally, there is a sun trap garden with seating area leading to a small outbuilding suitable for storage.

The main office accommodation is on the ground floor with an open meeting space situated at first floor level. Lighting is a mixture of recessed downlighters, wall mounted uplighters whilst there is suspended track lighting in the meeting space. The office is capable of seating 5/6 people and benefits from a tea prep, data cabling and a DDA compliant WC. It has been redecorated throughout and now presents in immaculate condition.

A feature of the property is its superb levels of natural daylight provided by the 3 large windows in the main office area and 5 velux windows at first floor.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal areas:

Office: 43.74 sq m (471 sq ft)  
External Store: 11.68 sq m (126 sq ft)

Total: 55.46 sq m (597 sq ft)

## VIEWING AND FURTHER INFORMATION

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

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## TERMS

Heritable (Scottish equivalent to English freehold).

## PRICE

Our client is seeking offers over £225,000 plus VAT.

## 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 £3,400 effective 1st April 2023. The uniform business rate for the current year is £0.498 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 heated by an air source heat pump. There is mains electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

## 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.

