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SURVEYORS
SCOTLAND**

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TO LET

134 North High Street, Musselburgh, East Lothian, EH21 6AS

- 🕒 Double window shop unit suitable for class 1 uses
- 📍 Situated in Musselburgh's North High Street, close to the Brunton Theatre
- 📊 Qualifies for 100% rates relief (subject to tenant circumstances)

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LOCATION

Musselburgh is the largest town in East Lothian and is located approximately 7 miles east of Edinburgh city centre. It benefits from close proximity to the A1 trunk road and A720 Edinburgh City Bypass.

The subjects are situated on the south side of North High Street between the junctions of Lochend Road South and South Street. Nearby landmarks include the Brunton Theatre whilst the River Esk is only a short distance away.

Nearby commercial occupiers include Boombarkers, Boots, Ladbrosks and Bayne's the Bakers. On street parking is available and the area is well served by public transport connections.

DESCRIPTION

The subjects comprise a double-window retail unit forming the ground floor of a two storey and attic building beneath a pitched, slate roof. The upper floors are in residential use.

The front shop is open plan with LED fluorescent lighting and carpet floor coverings. The rear area comprises space for storage, staff facilities and WC. Natural light is provided by a number of velux style windows.

There is also a small office contained within the curved base of a turret.

ACCOMMODATION

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

69.78 sq m (730 sq ft)

RENT

Offers over £9,000 per annum are sought to grant a new lease on full repairing and insuring terms (FRI).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,100. 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.

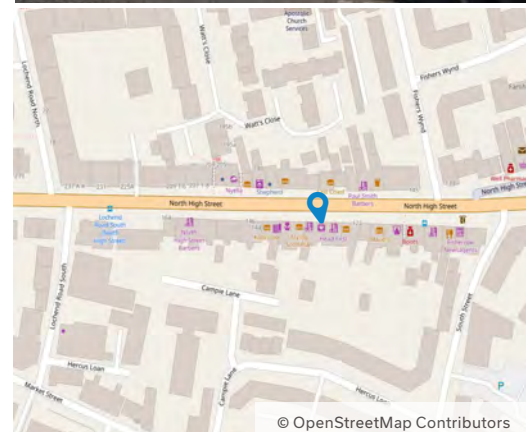
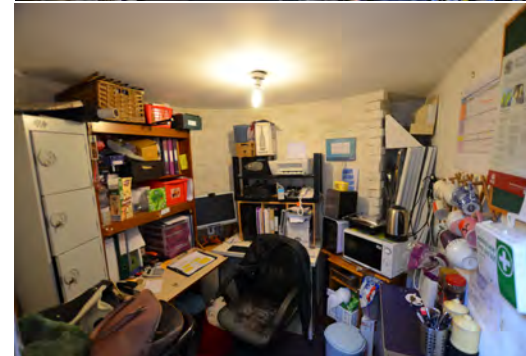
A copy of the recommendation report is available on request.

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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