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SURVEYORS
SCOTLAND

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TO LET

Dewar House, 1a Loch Road, Tranent, East Lothian, EH33 1JX

- ✔ Modern, ground floor office suite with car parking
- ✔ Situated on fringe of Tranent town centre/5 mins from A1 trunk road
- ✔ Approximate Net Internal Area of 129.87 sq m (1,397 sq ft)

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



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LOCATION

The town of Tranent is situated in East Lothian a short distance from the A1 trunk road and lies approximately 12 miles east of Edinburgh city centre.

It has a local population of around 12,500 people with a number of new housing developments planned, including 1,600 homes at Blindwells to the north of the A1.

The subject is located in a mixed commercial and residential area on Loch Road, just off Ormiston Road, to the south-west of the town centre.

Surrounding properties are local authority buildings including Ross High School and the Loch Leisure Centre as well as Tranent Medical Practice.

DESCRIPTION

The subjects comprise a detached, single storey office pavilion situated on the fringe of Tranent town centre.

The majority of the building is occupied by the Children's Hearing Centre. The available office suite forms part of the same building but benefits from its own dedicated ramped entrance directly off the rear car park. There is parking for up to 10 cars but spaces are currently not allocated.

The office is arranged as an open plan space with 5 partitioned offices and a comms room/store. Specification includes: perimeter data trunking, ceiling mounted light fittings, new PVC window units, carpet tile floor coverings and gas central heating. Toilet and tea prep facilities are communal and shared with the Children's Hearing Centre.

ACCOMMODATION

According to our recent measurement survey we calculate the approximate net internal area to be:

129.87 sq m (1,397 sq ft)

The premises is outlined red in the floor plan.

RENT

Offers Over £15,000 per annum are sought to grant a new lease on full repairing and insuring terms (FRI).

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is F.

A copy of the recommendation report will be made available on request.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £7,600. This is due to rise to £10,100 effective from 1st April 2023. The uniform business rate for the current year is £0.494 pence in the pound.

UTILITIES

The property is served by mains gas, electricity and water. Costs are included in the rent.

LEGAL COSTS

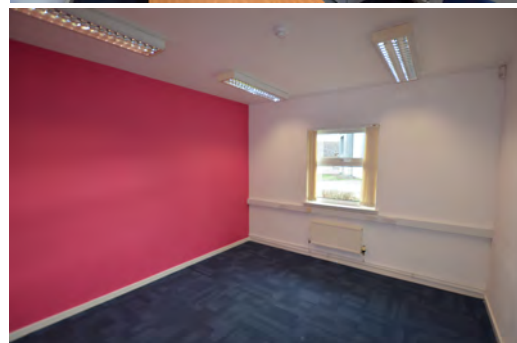
Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

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.

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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