



**ALLIED  
SURVEYORS  
SCOTLAND**

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



## TO LET

48 Court Street, Haddington, East Lothian, EH41 3NP

- ✔ Range of office suites in Haddington town centre
- ✔ Offices available from 176 sq ft to 266 sq ft
- ✔ Rent, utilities, broadband/WiFi included in monthly cost
- ✔ Central location close to a wide range of local amenities
- ✔ 20 miles east of Edinburgh and adjacent to A1 trunk road

Commercial Valuation | Agency | Investment Advice  
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## LOCATION

Haddington is one of East Lothian's fastest growing towns and is situated approximately 20 miles east of Edinburgh, benefitting from close proximity to the A1 trunk road.

The subjects are situated on the north side of Court Street opposite East Lothian Council's John Muir House adjacent to a Post Office and branch of the Bank of Scotland.

The town's thriving High Street comprises a mixture of independent and national retailers with occupiers including: Semi Chem, Boots, Caffè Luca.

## DESCRIPTION

The subject property comprises a B-listed, detached stone building arranged over ground, mezzanine, first and attic floor levels beneath a pitched pantile roof.

The available offices are accessed off a central stair core and benefit from existing Cat 5 data cabling with LED lighting and carpet tile flooring. There is a shared break-out space on the second floor with kitchen facility. The landlord plans to replace all windows in the property with new PVC fittings.

Unmetered car parking is available directly outside the property or on surrounding streets. Adjacent to Tesco's car park, 500 yards away, there is car parking for up to 3 hours available.

## RENT

Rentals start from £504 per month inclusive of: utilities, security, cleaning, broadband/phone line, waste management, property maintenance and building insurance. VAT is applicable.

## LICENCE TERMS

The standard licence is for a minimum 12-months with an option for a rolling month-to-month term thereafter. A security deposit equivalent to one month rent will be taken at the date of entry.

## RATEABLE VALUE

The property is currently being reassessed for individual office suites with Rateable Values to be applied to each.

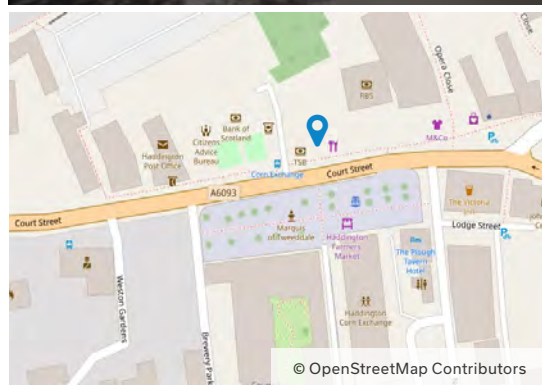
## ANTI-MONEY LAUNDERING

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.

Floor	Office No	Sq Ft	Rent P.A.	Per Month
Ground Floor (East)	1	226	£7,232	£603
Ground Floor (West)	2	176	NOW LET	NOW LET
Mezz (East)	3	82	NOW LET	NOW LET
Mezz (West)	4	76	NOW LET	NOW LET
First Floor (East)	5	266	£8,512	£709
First Floor (West)	6	254	£8,128	£677
Second Floor (East)	7	189	£6,048	£504



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd.

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