



ALLIED SURVEYORS SCOTLAND

LOCATION

Haddington is one of East Lothian's largest settlements with a resident population of approximately 12,000. The town is strategically placed approximately 18 miles east of Scotland's capital city, Edinburgh, which is accessible within 35 minutes via the A1, thus making it extremely popular amongst commuters.

The affluent town boasts a strong local economy with existing commercial occupiers including Tesco, Aldi and Boots. Market Street and Court Street, the two principal retail thoroughfares, offer a diverse mix of shops, restaurants and cafes including national and local operators.

High demand for additional housing in the town has been met with several active developments. The town boasts all levels of education from nursery through to senior to support this rapid expansion, and there is a growing range of sporting and community facilities.

The nearest railway station is 4 miles away at Drem providing regular services to Edinburgh Waverley. There are also several direct bus links to Edinburgh and surrounding districts.

DESCRIPTION

The subjects comprise a substantial detached category A listed building extending over four storeys with a single storey south facing extension. The building was extensively renovated and modernised in 2018/2019. It is white rendered with a pitched and slated roof. The building overlooks magnificent gardens belonging to the Haddington Garden Trust to which all tenants will have access.

The main access to the property is from a set of stone steps off Sidegate but there is also an entrance to the rear through the gardens. The ground floor comprises of offices of varying sizes with a large kitchen break out area just off the main reception. A central spiral staircase with a sweeping original balustrade leads to the upper floors.

Existing occupiers in the building are: St Columba's Hospice, Eildon IT, R A Low Solicitors, Fidra Lettings, Evin McEnie Architecture Design, Atheian, Copson IT and British Society of Lifestyle Medicine.

ACCOMMODATION

Following a recent inspection of the premises we calculate the approximate net internal area to be as follows:

9.57 sq m (103 sq ft)

SPECIFICATION

The building has undergone an extensive refurbishment to modernise the offices and retain the building's historic features. The specification now includes:

- Fibre broadband WiFi connections
- Data cabling in all rooms
- New gas central heating system
- New WC facilities throughout
- Shower facilities
- Ground floor communal break out space
- New kitchen tea preps on all levels
- Secure door entry system
- Fob access to each individual office
- Modern LED lighting
- New carpets and decoration throughout

RENT

The monthly rent is £270 plus VAT (£3,240 per annum)

VAT

The building is opted to tax and, as such, VAT will be applicable to all rents.

PARKING

A car parking space is available for rent on separate terms.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £800 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers should be able to claim 100% relief from business rates through application to the Small Business Bonus Scheme

LICENSE AGREEMENT

Rooms will be let on a flexible License Agreement for a minimum 12-month term. There will be an administration charge to the incoming tenant of £150 plus VAT for preparing the License Agreement.

UTILITIES

The property is served by mains electricity, gas and water.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



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