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TO LET

Office 11, Haddington House, 28 Sidegate, Haddington, East Lothian, EH41 4BU

- ✔ Modern office suite forming part of a category A-listed building in the market town of Haddington
- ✔ Existing occupiers include: St Columba's Hospice, Aethian Ltd, Copson IT and Kevin McKenzie Architecture & Design
 - ✔ Excellent specification throughout including fibre broadband and data cabling
 - ✔ All inclusive rent and short-form License Agreement to provide immediate entry
 - ✔ Approximate net internal area is 13.93 sq m (150 sq ft)

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



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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 property is situated in a prominent roadside position on Sidegate to the south-east of the town's high street. Sidegate is a principal route leading out of Haddington to neighbouring villages such as Gifford and Bolton.

The immediate surrounding area is residential with a mixture of traditional terraced, detached and semi-detached properties. There is a mixture of retail, restaurants and cafes on Hardgate and the High Street.

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, Kevin McKenzie 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:

13.93 sq m (150 sq ft)

PLEASE NOTE THE PHOTOS SHOWING ARE INDICATIVE OF THE AVAILABLE ACCOMMODATION BUT NOT OF OFFICE 11.

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 £343.75 plus VAT (£4,125 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 £975 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 Agreements for a minimum 12-month term. There will be an administration charge to the ingoing 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.



VIEWING AND FURTHER INFORMATION

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

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