



ALLIED
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SCOTLAND

MIXED-USE DEVELOPMENT OPPORTUNITY

7, 7A, 9 & 9A WEST PORT & 7B LAWSON PLACE, DUNBAR, EAST LoTHIAN, EH42 1JW

FOR SALE



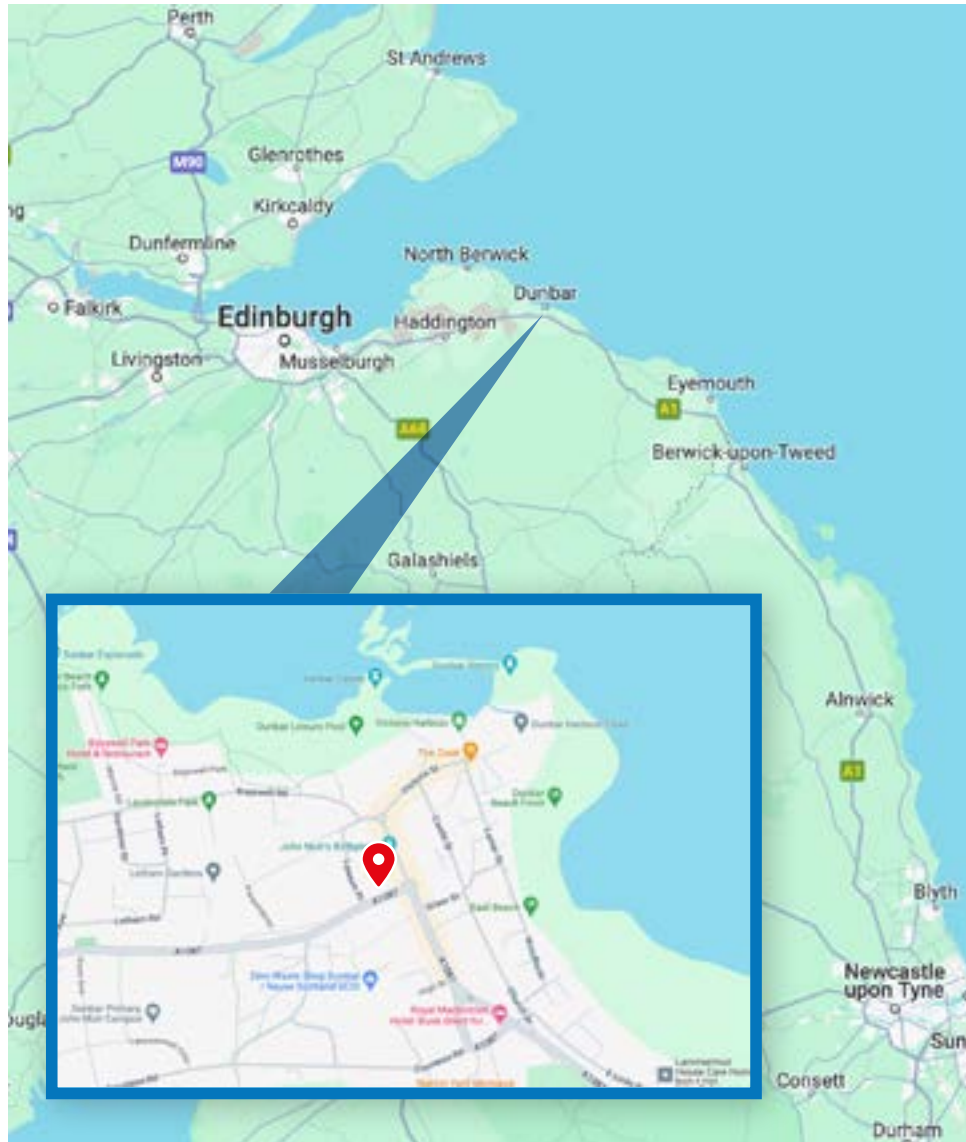
FOR SALE



- ✓ Mixed use development opportunity in Dunbar town centre
- ✓ B-listed buildings occupying a generous plot of 0.173 acres (of 0.07 Ha)
- ✓ Suitable for a range of uses (subject to planning)
- ✓ 30-miles south-east of Edinburgh City Centre
- ✓ Close to High Street amenities and seaside attractions
- ✓ Total Gross Internal Area approximately 570.52 sqm (6,141 sq ft)
- ✓ **Inviting offers over £475,000 ex VAT**



LOCATION & SITUATION



Dunbar is one of East Lothian's most popular and fastest growing commuter towns with a population of around 10,500 people. It is situated approximately 30 miles south-east of Edinburgh.

The town benefits from close proximity to the A1 trunk road linking Edinburgh with the north of England. As well as enjoying good road links Dunbar lies on the East Coast main line with frequent rail services to London and other major cities.

The town provides pre-school, primary and secondary education alongside a wide range of leisure facilities and plentiful provisions for outdoor pursuits on nearby beaches and sporting activities.

The subjects are situated on the west side of West Port, a principal road leading to the town's High Street. Lawson Place runs parallel to the High Street and is accessed directly off West Port.

There are a number of local and national retailers in close proximity, including: Co-op Food, Paris Steele, RNLI Charity Shop, Café Central, Pixie Rose and The Bear and Bull.



DUNBAR



DUNBAR
SWIMMING POOL

DUNBAR
HARBOUR

7B LAWSON
PLACE

JOHN MUIR'S
BIRTHPLACE

7 - 9
WEST PORT

DUNBAR
HIGH STREET

BEACH FRONT

DESCRIPTION



The subjects are both situated mid-terrace with number 7 arranged over two storeys beneath a pitched pantile roof, whilst number 9 is two storey and attic contained beneath a pitched slate roof. 7b Lawson Place, meanwhile, comprises a single storey and end terrace workshop with a sliding metal door.

The available properties are mixed commercial and residential and comprise of five areas: a shop at number 7, a former café with sunroom and terrace at number 9, two double-upper flats at 7a and 9a respectively and a workshop/store with yard at 7b Lawson Place.

9 West Port benefits from two large display windows and prominent signage above. The unit is open plan with a small kitchen and WC facilities to the rear. The unit leads through to a sunroom, outdoor terrace and covered extension which previously formed the garden centre.

The premises is interconnecting with 7 West Port but could be easily separated. The shop here provides compact retail space with a small store to the rear and benefits from two street facing display windows. Sitting to the rear of both 7 and 9 West Port, but accessed through number 9 is a two-storey store/workshop of solid stone and rubble construction.

Both residential flats are double-upper in arrangement and comprise of two bedrooms with kitchen, living room and bathroom facilities. The flat at 7a is accessed through the entrance to 7 West Port and

would now benefit from some modernisation. The flat at 9a meanwhile has been completely stripped back to shell condition and offers a blank canvas. Neither unit has any garden access or parking.

The workshop at Lawson Place is of blockwork construction with a sliding shutter and can be accessed from Tyne Close. To the rear is small yard area which benefit from gated access off a pend leading up form Lawson Place.

HISTORICAL BACKGROUND – WILLIAM MAIN & SONS

There is a rich vein of history running through the buildings. Until the recent closure of Saddler's Café at 9 West Port, there has been a trading presence from the West Port shops since the late 1800s. Originally, from what was Dunbar's first iron beam construction double-windowed shop, William Main & Sons produced much sought after horse saddlery. The two-storey building to the rear of 9 West Port contained a leather workshop and tack room and provided much needed expansion space. Changes in industry led to diversification by the Main family with a garden centre opening in 1981 and operating from 9 West Port where the sunroom and terrace is today.



According to our recent measurement survey the premises contain the following approximate gross internal floor areas:

Address	SQ M	SQ FT	Rateable Value
7 West Port – Shop	23.96	258	£2,100
7A West Port - Flat	73	785	Council Tax Band - B
9 West Port – Café, Sunroom, Terrace & Store/Workshop	263.37	2,835	£13,100
9A West Port - Flat	91	979	Council Tax Band - C
7B Lawson Place – Workshop & Yard	119.19	1,283	£2,200
Total	570.52	6,141	

ACCOMMODATION



PICTURE GALLERY



TERMS

Our client is seeking offers over £475,000 (FOUR HUNDRED AND SEVENTY-FIVE THOUSAND POUNDS) for the benefit of the heritable interest.

TENURE

Heritable (Scottish equivalent of freehold).

CONSERVATION AREA AND LISTED BUILDINGS

The property sits within the Dunbar Conservation Area.

According to our search of Historic Scotland's listed building database the properties at 7, 7a, 9 and 9a West Port are B-listed.

TOWN PLANNING

The available properties comprise a mix of existing uses. We understand 7 West Port is currently a shop benefitting from Class 1A (shop and financial and professional services), 9 is a café benefitting from Class 3 (Food and Drink) consent whilst 7b Lawson Place is a store benefitting from Class 5 (General Industrial).

7a and 9a West Port are both Class 9 (Houses).

Interested parties are invited to make their own enquiries with the planning department of East Lothian Council.

VAT

We are advised the property is not currently elected for VAT.

UTILITIES

The properties are served by mains gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is pending.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Land and Building Transaction Tax (LBTT) and Registration Dues.

VIEWING AND FURTHER INFORMATION

By appointment through the sole agent, Allied Surveyors Scotland.

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