



**ALLIED
SURVEYORS
SCOTLAND**

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FOR SALE

3-4 Sidegate, Haddington, East Lothian, EH41 4BT

- ✔ A main door, ground floor office/retail premises
- ✔ Rarely available purchase opportunity suitable for occupier or SIPP/SSAS investor
- ✔ Provides flexible space suitable for a range of office/retail uses
- ✔ Located a short walk from a wide range of local amenities in Haddington High Street
- ✔ Extends to an approximate Net Internal Area of 61.12 sq m (658 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 fastest growing towns and is situated approximately 20 miles east of Edinburgh, benefitting from close proximity to the A1 trunk road.

The property is situated in a 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 traditional terraced, detached and semi-detached properties. There is a mixture of commercial occupiers on Hardgate and the High Street including: Greaves West & Ayre, Craig Hoy MSP, Chapter One and Easy PC.

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 an office/retail premises arranged over ground floor of a three-storey stone built tenement building, contained beneath a pitched and slate roof.

The premises is split into three areas arranged off a central reception. Lighting is ceiling mounted tubular fittings set within a suspended ceiling grid and there is carpet floor coverings. Heating is by way of wall mounted electric heaters.

Just off the rear left hand side office there is a small tea prep and WC facility.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

61.12 sq m (658 sq ft)

PRICE

Our client is seeking offers over £145,000 for the benefit of the heritable interest in the subjects.

TERMS

Heritable (Scottish equivalent to English freehold).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a rateable value of £7,900. The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

UTILITIES

The property is served by mains electricity and water.

LEGAL COSTS

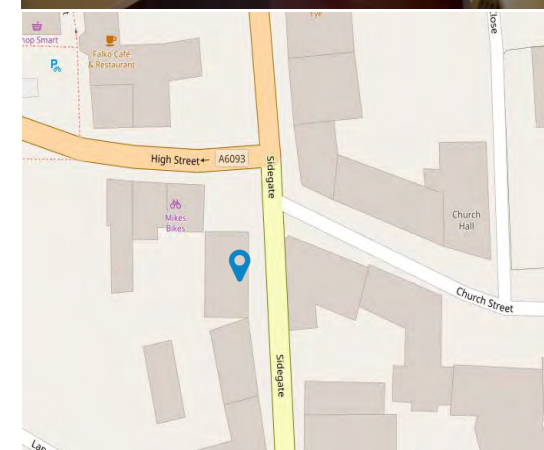
Each party shall bear their own legal costs with the eventual purchaser liable for any Registration Dues or LBTT thereon.

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 contacting either of the sole selling agent: Allied Surveyors Scotland Ltd

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