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www.alliedsurveyorsscotland.com



TO LET

6 Market Street, Haddington, East Lothian, EH41 3JL

- ✔ A main door, ground floor office/retail premises
- ✔ Prominent roadside position with dual entrance
 - ✔ Recently redecorated internally and externally
- ✔ Located a short walk from local amenities in Haddington High Street
- ✔ Extends to approximately 35.8 sq m (385 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 prominent roadside position at the east end of Market Street close to its junction with Hardgate.

Market Street and the surrounding area is mixed commercial and residential with occupiers including: The New Pheasant, Town House Fish Bar, HB Nails and Beauty and Haddington Dental Care.

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, category B-listed building contained beneath a pitched and slate roof.

The property benefits from dual access points with a main entrance door off Market Street and a side entrance off a pend leading to residential units at the rear of the subjects.

The premises has recently been redecorated internally and externally and benefits from two large window openings to the front with a single window to the rear. There is a kitchen with a WC adjacent to the side entrance.

ACCOMMODATION

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

35.8 sq m (385 sq ft)

VIEWING AND FURTHER INFORMATION

By contacting either of the sole letting agents: Allied Surveyors Scotland Ltd.

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RENT

Our client is seeking offers over £8,000 per annum to grant a new lease on terms to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a rateable value of £5,600. 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.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is G.

A copy of the recommendation report is available on request.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant 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.

