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## TO LET

### Unit 10-12 Mill Walk Business Park, North Berwick, East Lothian, EH39 5NB

- ✔ Immaculately presented office situated on the fringe of North Berwick
- ✔ Forms part of Mill Walk Business Park – an established commercial location
  - ✔ Extensive car parking provisions on site/5-minute drive to town centre
  - ✔ Available for immediate entry
- ✔ Extends to an approximate net internal area of 54.06 sq m (582 sq ft)



# ALLIED SURVEYORS SCOTLAND

## LOCATION

North Berwick is a highly sought after coastal town in East Lothian situated approximately 25 miles east of Edinburgh, accessed by the A1 trunk road.

It is a popular tourist and commuter location benefitting from extensive local amenities, a bustling high street and a wide range of recreation activities.

Mill Walk Business Park is situated 1 mile to the south-east of the town centre and is prominently located just off the A198 Tantallon Road.

There is a Tesco Superstore adjacent to the business park with other nearby commercial occupiers including Pressing Needs, HM Coastguard, A2B Taxis and The Edge Coaching & Consulting.

## DESCRIPTION

The subjects comprise an office premises arranged over ground and first floor situated within a terrace of similar properties set around a central courtyard.

The premises have recently been redecorated and recarpeted throughout and are found to be in immaculate condition. The ground floor provides a front office with kitchen and WC to the rear. The first floor provides offices to the front and rear of the building.

Car parking is provided on an unallocated basis within the courtyard to the front of the building.

## ACCOMMODATION

According to our recent measurement survey the approximate net internal area of the subjects is:

54.06 sq m (582 sq ft)

## RENT

Our client is seeking rental offers over £10,000 per annum to grant a new lease.

## SERVICE CHARGE

The current service charge for the premises is approximately £550 per quarter inclusive of: the common structure and repair/maintenance of it, building insurance, estate management and parking (including business rates for the parking).

## TERMS

Our client is looking to lease the property on full repairing and insuring (FRI) terms for a minimum period of 5 years.

## UTILITIES

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

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects has a Rateable Value of £4,200 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is B.

## VAT

The property is elected for VAT and will be chargeable to all costs.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

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

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