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FOR SALE

7B Lawson Place, Dunbar, East Lothian, EH42 1JW

- ✔ Rarely available workshop with small yard area
- ✔ Benefits from dual access off Lawson Place and Tyne Close
- ✔ Close to High Street amenities / 15 minutes from A1 trunk road
- ✔ Gross Internal Area approximately 121.5 sq m (1,308 sq ft)
- ✔ Inviting offers over £75,000 for the heritable interest

Commercial Valuation | Agency | Investment Advice
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LOCATION

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 subjects are situated on the north side of Lawson Place. The street is accessed off West Port, a principal road leading to the town's High Street.

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.

DESCRIPTION

The subjects comprise an end of terrace workshop of stone and steel construction contained beneath a partially pitched corrugated roof with a harled roughcast exterior.

Pedestrian access is off Tyne Close whilst a sliding metal door to the front provides an entrance off Lawson Place. Functional workshop space is provided internally with a partitioned store area and a currently covered over car servicing pit. There is no WC within the premises.

To the rear is small yard area which benefits from gated access off Tyne Close leading up from Lawson Place.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

Iain W. Mercer BA, AssocRICS | 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska Bsc (Hons), MRICS | 0131 357 4455 | 07511 499 420

bernadetta.majewska@alliedsurveyorsscotland.com

ACCOMMODATION

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

121.5 sq m (1,308 sq ft)

TERMS

Our client is seeking offers over £75,000 for the benefit of their heritable interest.

TENURE

Heritable (Scottish equivalent of freehold).

VAT

We are advised the property is not elected for VAT.

UTILITIES

The properties are served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is: C.

A copy of the recommendation report is available on request.

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.

