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FOR SALE/MAY LET

9 West Port, Dunbar, East Lothian, EH42 1JW

- ✔ Former Saddler's Café with sunroom, terrace and workshop/store
- ✔ Prominent location with strong frontage moments from Dunbar High Street
 - ✔ 15 minutes from A1 trunk road
- ✔ Gross Internal Area approximately 306.2 sq m (3,296 sq ft)
- ✔ Inviting offers over £125,000 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 west side of 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, Corrieri Café, Main Funeral Directors and Dunbar Pet Food.

DESCRIPTION

The subjects comprise a mid-terrace, two storey and attic building contained beneath a pitched slate roof.

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

To the rear is a two-storey workshop/store which can also be accessed from Lawsons Court off the High Street.

The upper floors are in residential use and accessed via 9a West Port. The flat is a double upper and is in stripped back/shell condition. It is available either through separate negotiation or could be purchase along with 9 West Port.

ACCOMMODATION

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

306.2 sq m (3,296 sq ft)

TERMS

Our client is seeking offers over £125,000 for the benefit of their 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 property is B-listed.

TOWN PLANNING

We understand 9 West Port is a café benefitting from Class 3 (Food and Drink).

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 elected for VAT.

UTILITIES

The properties are served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is: E.

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.

VIEWING AND FURTHER INFORMATION

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

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