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SURVEYORS**
SCOTLAND

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TO LET

Office 1, 33a Sidegate, Haddington, East Lothian, EH41 4BU

- ✔ A main door, ground floor office only a short walk from Haddington High Street
- ✔ Available for immediate let on flexible License Agreement
- ✔ Recently renovated throughout with electric heating
- ✔ Located a short walk from local amenities in Haddington High Street
- ✔ 14.56 sq m (157 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, Falko, Boombarker and Chapter One.

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 property comprises a refurbished office with a sash and case window arranged over ground floor of a three storey, category B-listed building.

The office is located off to the right of an entrance hallway which is shared with another office occupier to the left. The tea prep and WC are also shared and located across the corridor from office 1.

Office 1 has carpet tile floor coverings, cat2 lighting and modern electric panel radiators. There is a redundant fireplace which act as nice feature.

ACCOMMODATION

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

14.56 sq m (157 sq ft)

RENT

Our client is seeking rental offers of £4,250 per annum (£355 per month) to grant a new License Agreement.

TERMS

The premises are available for let on flexible terms by way of a License Agreement.

RATEABLE VALUE

The premises still require to be assessed by the District Valuer.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

LEGAL COSTS

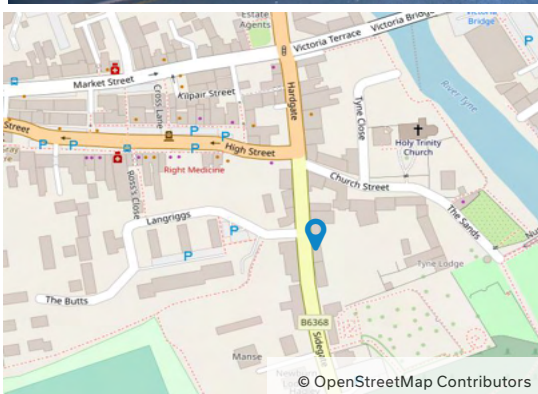
The ingoing tenant will pay a fee of £250 plus VAT for the production of a License Agreement.

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 appointment through the sole letting agents Allied Surveyors Scotland plc.

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