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TO LET

Unit 1, Countess Crescent, Dunbar, East Lothian, EH42 1DX

- ✔ Large retail premises situated in fast growing East Lothian town
- ✔ Benefits from 70 parking spaces and prominent retail signage
- ✔ Adjacent to Co-op Food Store and only a short distance from Dunbar High Street
- ✔ The property is being marketed without prejudice to the existing lease
- ✔ Extends to an approximate net internal area of 760 sq m (8,181 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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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.

Countess Crescent is located just to the south of the town's High Street and is accessed from Belhaven Road - a main route into the town centre from the A1.

The area is mixed use commercial and residential with nearby occupiers including: The Co-op, Reuse Scotland CIC, Dunbar Foot Clinic and Dunbar Pet Shop.

DESCRIPTION

The subjects comprise a former purpose-built supermarket of steel frame construction with brick infill and contained beneath a pitched metal roof.

The property has been divided into two large retail units arranged over ground floor with rear ancillary storage/loading. To the front is a large car park capable of taking 70 cars.

Unit 1A is currently occupied by The Original Factory Shop (ToFS) and provides open plan retail space with LED lighting, hard tiled flooring and a glazed frontage with prominent signage.

ACCOMMODATION

According to our recent measurement survey we calculate the approximate gross internal area to be:

760 sq m (8,181 sq ft)

RENT

The subjects are currently let at a passing rent of £89,605 plus VAT per annum.

VIEWING AND FURTHER INFORMATION

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

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TERMS

The property is being marketed without prejudice to the existing lease. No surrender is being accepted, and the landlord reserves all rights.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £50,500 effective 1st April 2023. 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.

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.

