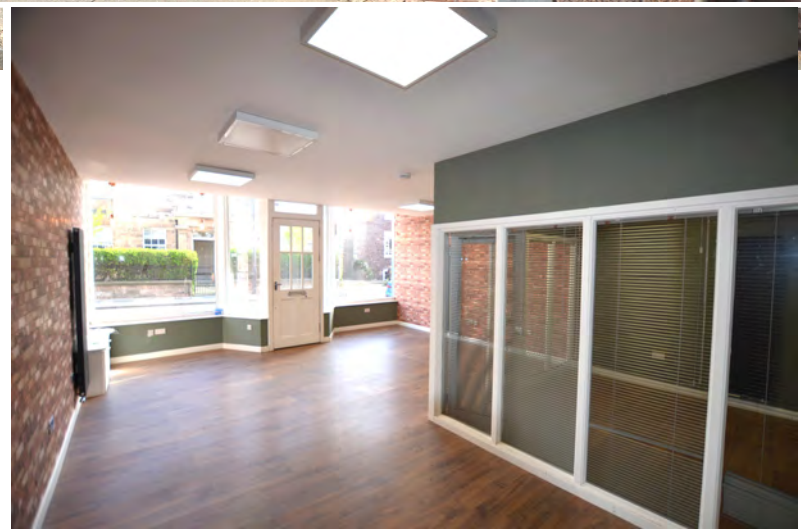




**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



**TO LET**

**6A High Street, Dunbar, East Lothian, EH42 1EL**

- ✔ Attractive, double-fronted retail/office unit in popular East Lothian town
- ✔ Prominent location at the upper end of Dunbar High Street
- ✔ Benefits from partitioned office and fully fitted kitchen with outdoor space
- ✔ Suitable for uses compliant with Class 1A
- ✔ Extends to an approximate net internal area of 53.56 sq m (566 sq ft)

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



# ALLIED SURVEYORS SCOTLAND

Tel. 0131 357 4455 @AlliedEdinburgh  
www.alliedsurveyorsscotland.com

## LOCATION

Dunbar is a fast-growing East Lothian coastal town centred around its historic harbour and renowned golf courses. It is located approximately 25 miles east of Edinburgh and benefits from access to the A1 trunk road.

The property occupies a prominent position at the upper end of the High Street, close to the junction with Queens Road and Church Street. Dunbar continues to grow, supported by significant new housing developments, strong rail connections and a diverse mix of national and local retailers.

There are excellent public transport links to surrounding villages, in addition to Dunbar train station providing direct and convenient access to Edinburgh.

## DESCRIPTION

The subjects comprise the ground floor of a mid-terrace building arranged over two storeys. The premises provides an attractive, double fronted retail/office unit offering high quality space finished to a modern specification.

The property benefits from two large display windows flooding the front area with natural light, with a glazed partitioned office to the rear. There are wall mounted data sockets, ceiling fitted LED lighting and oak-effect laminate flooring.

To the rear, the premises benefits from a fully fitted kitchen (including dishwasher) and a WC compartment. There is access available to a small, enclosed patio area.

## ACCOMMODATION

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

53.56 sq m (566 sq ft)

## 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](mailto:iain.mercer@alliedsurveyorsscotland.com)

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

[bernadetta.majewska@alliedsurveyorsscotland.com](mailto:bernadetta.majewska@alliedsurveyorsscotland.com)

## RENT

Our client is seeking rental offers over £13,500 per annum to grant a new lease on full repairing and insuring (FRI) terms.

## UTILITIES

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

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a rateable value of £9,600 effective 1st April 2026. The uniform business rate for the current year is £0.481 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

A copy of the EPC and recommendation report is G.

## 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.

## 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.

