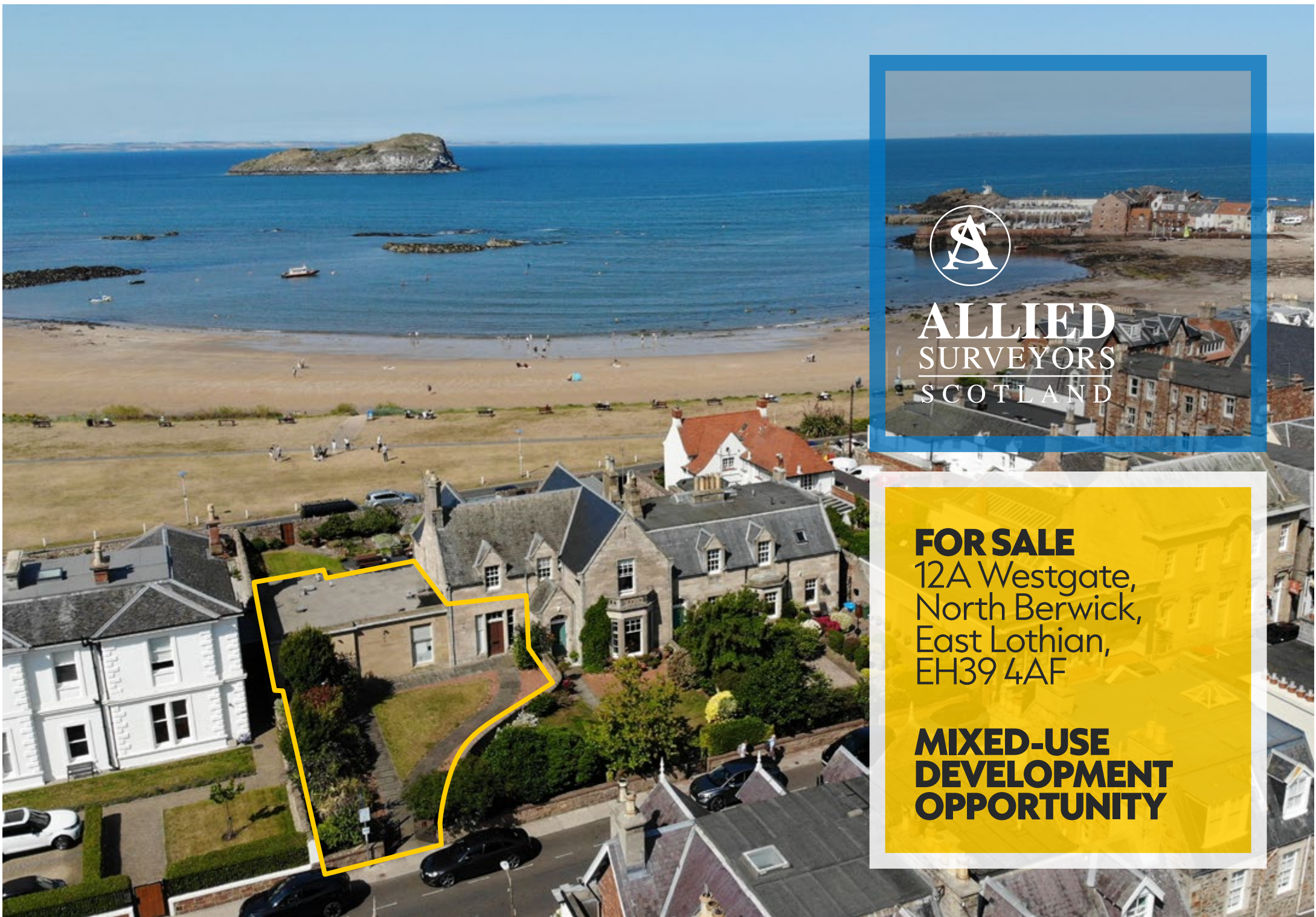




ALLIED
SURVEYORS
SCOTLAND

FOR SALE

12A Westgate,
North Berwick,
East Lothian,
EH39 4AF

**MIXED-USE
DEVELOPMENT
OPPORTUNITY**

For Sale

- An exceptionally rare mixed-use development opportunity centrally located in the heart of North Berwick
- Now with planning consent for a one-bed flat and two commercial units suitable for Class 1A use
- Benefits from a small, south-facing walled garden
- The flat and Class 1A units will have stunning, unbroken views across the golf course, West Beach, islands and Fife coastline
- Close to independent shops, retailers, galleries, bars, cafes and restaurants in North Berwick's High Street
- **Offers over £575,000 (no VAT) are invited for our client's heritable title**



Location

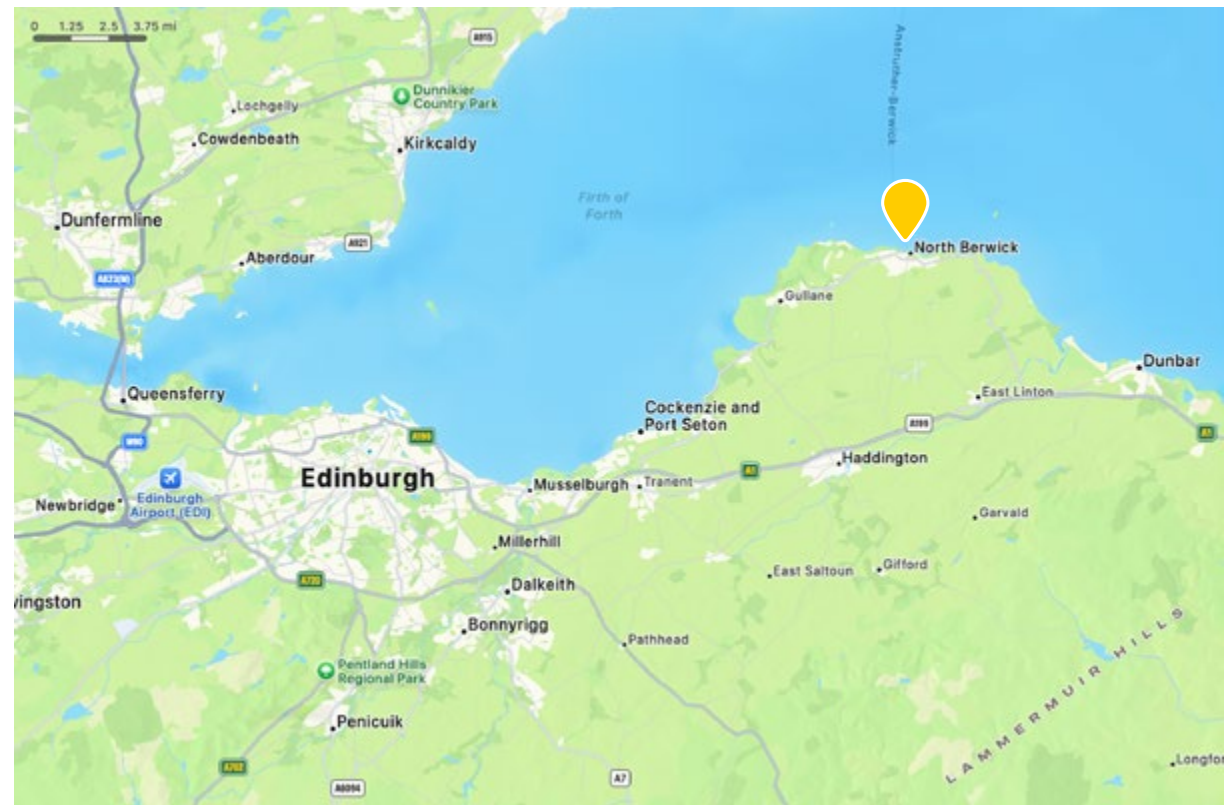
North Berwick is located on the north coastline of East Lothian overlooking the Firth of Forth and lying approximately 25 miles east of Edinburgh. It enjoys good communication links, with a regular rail service to Edinburgh Waverley, and is a 15-minute drive from the A1 trunk road.

The town, voted a Regional Winner in The Sunday Times Best Places to Live in the UK – 2025, is highly sought after by residents, businesses and investors largely due to its proximity to Scotland's capital city, outdoor lifestyle and desirable living environment.

The properties are centrally located on the north side of the town's Westgate, the western extension of the High Street.

The High Street is home to many independent shops, boutiques, galleries, coffee houses, bars and restaurants, whilst there are two large supermarkets on the town's periphery.

The surrounding area offers a wide range of outdoor activities with beaches, world-renowned golf courses and scenic walks giving a year-round appeal to tourists and local visitors alike.



North Berwick

MINI GOLF

12A WESTGATE

HARBOUR

WEST BEACH

HIGH STREET

BASS ROCK



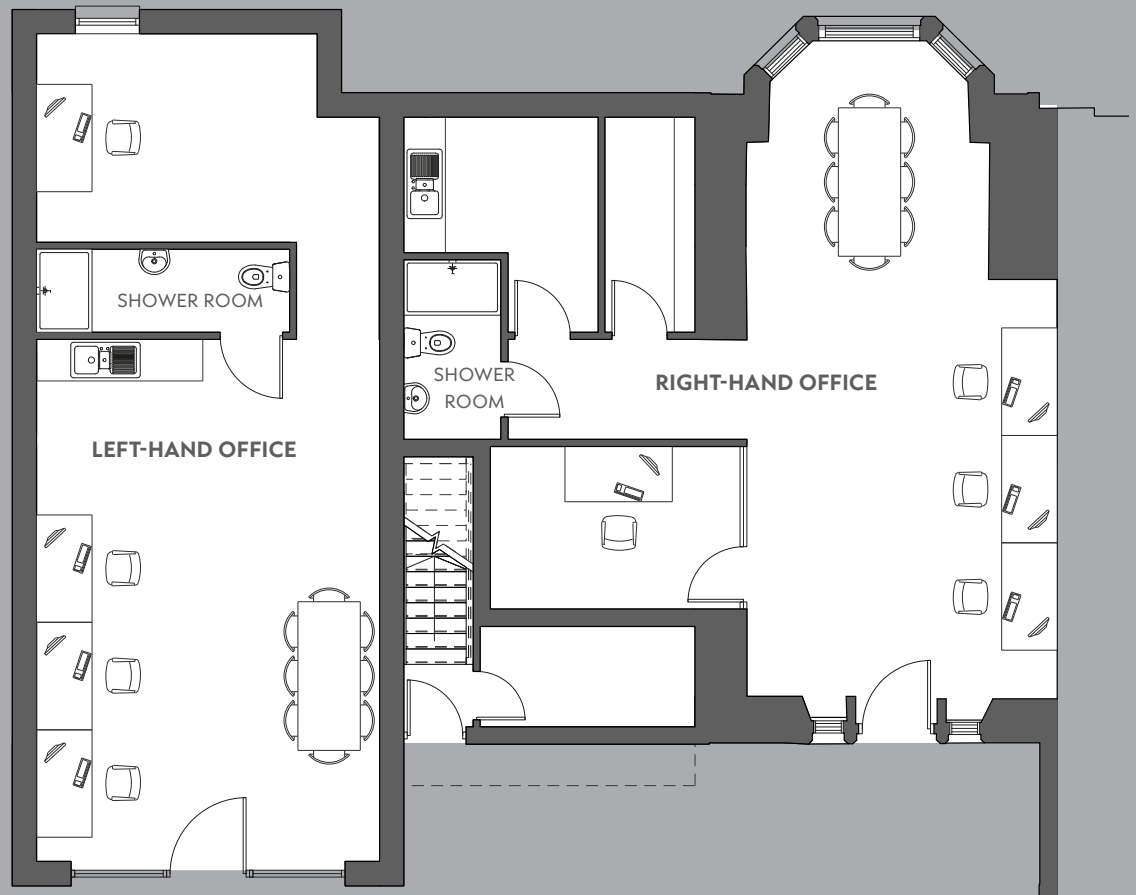
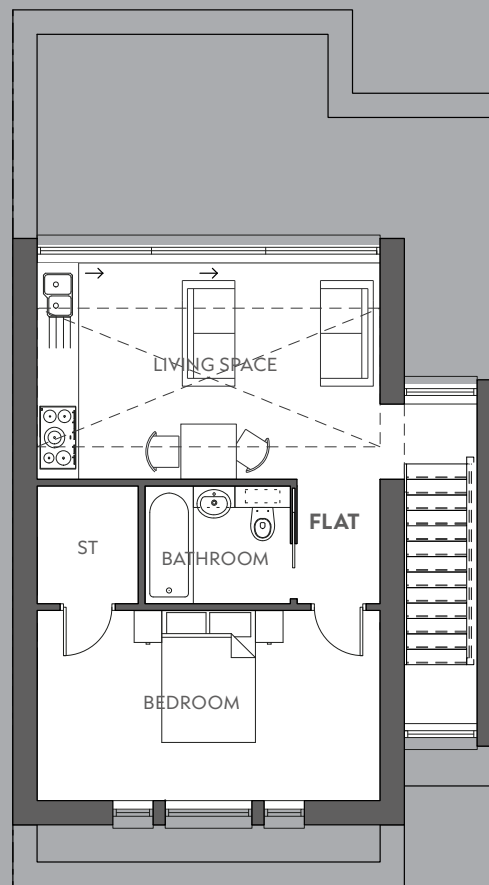
Description

The subjects comprise part of the ground floor of a stone-built villa with a single-storey flat roof extension. The building is physically connected to a semi-detached two-storey residential villa which does not form part of the sale.

The property is set back from Westgate behind a set of wrought iron double entrance gates. To the front is a small, south-facing walled garden laid to lawn with mature landscaping and a path leading to the main entrance.

The building was last in use as a branch of the Royal Bank of Scotland. The accommodation is open plan and currently in shell condition with capped services. There is a north facing bay window overlooking a mini golf course and West Beach beyond.





Floor Areas

We have been provided with the following approximate net internal and gross internal floor areas:

Unit	Net Internal Area	Gross Internal Area
Left-Hand Office/Class 1A	54 sq m (581 sq ft)	-
Right-Hand Office/Class 1A	64 sq m (689 sq ft)	-
1 Bed Flat	-	45 sq m (484 sq ft)
Total	118 sq m (1,270 sq ft)	
Overall Total	172 sq m (1,850 sq ft)	

Mixed-Use Development Opportunity

Under the consented plans, 12A Westgate now presents an exceptionally rare mixed-use development opportunity.

The former banking hall will be split and partially extended to create two commercial units each with their own independent access doors, shower rooms, WCs and tea prep areas. The right-hand unit will benefit from the bay window.

The newly formed flat will have its own entrance and stairwell with a store area. The north facing windows will afford the occupant stunning, unbroken views across the golf course, West Beach, islands and Fife coastline.

Parking is available on Westgate and surrounding streets.



TOWN PLANNING & LISTED BUILDINGS

The opportunity is available with the benefit of planning consent reference 26/00448/P and interested parties should make their own enquiries with the planning department of East Lothian Council.

The eastern part of the subjects are contained within the original villa which is category B-listed, as are the retaining boundary walls, but the single storey flat roof extension to the west is not listed.

The property is located within the North Berwick Conservation Area.

PRICE

Offers Over £575,000 are invited for our client's heritable title.

VAT

We understand VAT will not be applicable to the purchase price.

TENURE

The properties are held on a heritable title (Scottish equivalent of English freehold).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects carry Rateable Value of £9,300 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E. A copy of the certificate and recommendation report is available on request.

LEGAL COSTS

Each party will bear their own legal costs with the eventual purchaser liable for any 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 formal missives under Scots Law.

VIEWING AND FURTHER INFORMATION

By contacting the sole selling agent:

Iain W. Mercer BA, AssocRICS
Head of Commercial Agency - Scotland

0131 357 4455 / 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons) MRICS
Associate Director

0131 357 4455 / 07511 499 420

bernadetta.majewska@alliedsurveyorsscotland.com

Allied Surveyors Scotland Ltd registered office address is Herbert House, 24 Herbert Street, Glasgow, G20 6NB. Registration No: SC180267 – Registered in Scotland. A list of Directors can be obtained at this address. Allied Surveyors Scotland Ltd for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Allied Surveyors Scotland Ltd has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. (5) All plans based upon Ordnance Survey maps are reproduced with the sanction of the controller of H.M. Stationery. **Publication Date: July 2026**



alliedsurveyorsscotland.com

✕ [f](#) @AlliedEdinburgh