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**FOR SALE**

**27c Links Road, Port Seton, East Lothian, EH32 0DU**

- ✔ Restaurant premises situated within a popular East Lothian coastal village
- ✔ Benefits from prominent roadside frontage and a private car park
- ✔ Located approximately 15 miles east of Edinburgh city centre
  - ✔ May suit alternative uses, subject to planning
- ✔ Approximate gross internal area of 177.44sq m (1,909 sq ft)

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



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## LOCATION

Port Seton is a coastal fishing village situated within East Lothian and is located approximately 15 miles east of Edinburgh city centre.

The village benefits from being less than 3 miles from the A1 trunk road, whilst regular rail services to Edinburgh Waverley are available from Longniddry.

The subject is located on the north side of Links Road adjacent to Links Road Garage and enjoys a prominent roadside frontage.

Commercial occupiers in the immediate area include a Co-op Food Store, Carlo's Fish Bar and Restaurant, The Seaglass Inn and John Bellany Day Centre.

## DESCRIPTION

The subject comprises a single storey restaurant premises occupying a rectangular shaped piece of land extending to approximately 0.17 acre.

Internally, the premises is set out as a Chinese restaurant with a glazed reception area and steps leading up to a seating area capable of taking around 60-80 covers.

To the rear of the property is a large, open plan commercial kitchen with store off to the side, customer counter and takeaway area. Customer WCs and further stores are situated in the restaurant area.

To the rear of the property is a generous car park.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal area of 177.44 sq m (1,909 sq ft).

## PRICE

Our client is seeking offers over £235,000 for the heritable interest.

## UTILITIES

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

## FIXTURES AND FITTINGS/TRADING BUSINESS

Fixtures and fittings are available on separate negotiation.

For the avoidance of doubt, the property is being sold with vacant possession. There is no premium or goodwill sought.

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £18,900 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 100% 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

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

## LEGAL COSTS

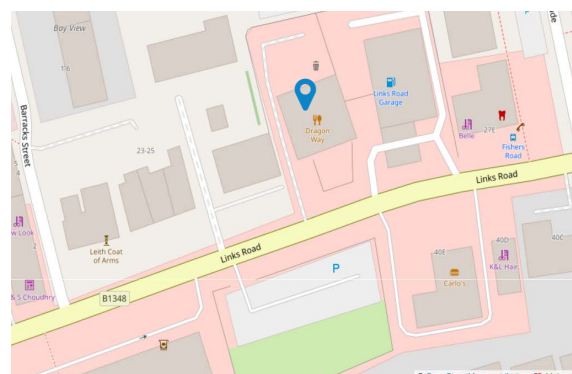
Each party meets their own legal costs with the incoming purchaser liable for any LBTT, registration dues and VAT thereon.

## 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.



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## VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd

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