ALLIED SURVEYORS SCOTLAND

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







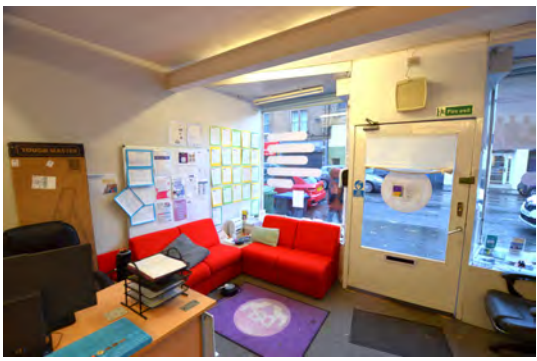
TO LET

134 North High Street, Musselburgh, EH21 6AS

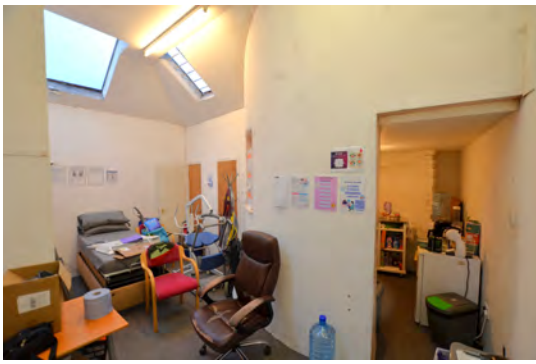
- Double window office/shop unit in prominent high street position
- Available for let from January 2027
- Situated centrally in Musselburgh's North High Street
- Qualifies for 100% business rates relief
- 69.78 sq m (730 sq ft)

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LOCATION

Musselburgh is the largest town in East Lothian and is located approximately 7 miles east of Edinburgh city centre. It benefits from close proximity to the A1 trunk road and A720 Edinburgh City Bypass.

The subjects are situated on the south side of North High Street between the junctions of Lochend Road South and South Street. Nearby landmarks include the Brunton Theatre whilst the River Esk is only a short distance away.

Nearby commercial occupiers include Boombarbers, Ladbrokes, East Coast Takeaway, Tax Assist Accountants and Bayne's the Bakers. On street parking is available and the area is well served by public transport connections.

DESCRIPTION

The subjects comprise a double-window unit forming the ground floor of a two storey and attic building beneath a pitched, slate roof. The upper floors are in residential use.

The front shop is open plan with LED fluorescent lighting and carpet floor coverings and currently laid out for office use.

The rear area comprises space for storage, staff facilities and a WC. Natural light is provided by velux style windows.

ACCOMMODATION

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

69.78 sq m (730 sq ft)

RENT

A rental of £11,000 per annum is sought to grant a new lease on full repairing and insuring terms (FRI).

UTILTIES

The property is served by mains electricity and water.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,100. The uniform business rate for the current year is £0.481 pence.

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

The Energy Performance Certificate rating is G.

A copy of the recommendation report is available on request.

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.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd

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