ALLIED SURVEYORS SCOTLAND

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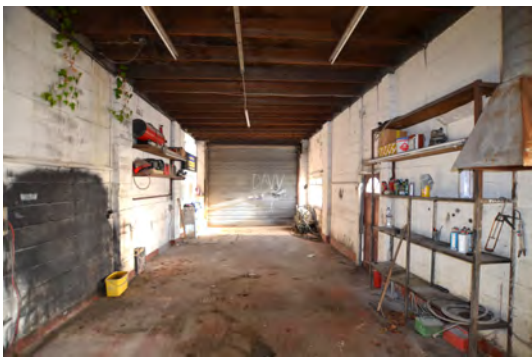
TO LET

105A High Street, Tranent, East Lothian, EH33 1LW

- Rarely available workshop with roller shutter in town centre location
- Located just off Tranent High Street only 5 minutes from A1 trunk road
- Benefits from a hard standing, gated yard
- Situated close to a wide range of local high street amenities
- Extends to a Gross Internal Area of approximately 68.47 sq m (737 sq ft)

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LOCATION

Tranent is a former mining town located in East Lothian approximately 9 miles east of Edinburgh, just off the A1 trunk road.

The subject is located at the south end of the town off Well Wynd, accessed via Loch Road, and is located opposite Tranent Medical Practice.

Nearby commercial occupiers include Mary Thorburn Roofing, Carpe Diem Fitness, Well Pharmacy and La Trattoria Italian restaurant.

DESCRIPTION

The property comprises a workshop and separate office unit set within a gated, hard standing yard.

The workshop is of block work construction arranged beneath a timber flat roof and is approximately 50 sq m (537 sq ft). It benefits from pedestrian access door and a metal roller shutter approximately 3.6 metres wide by 3 metres high.

Opposite the workshop's roller shutter is a stand-alone office unit with store and WC. It is approximately 18.54 sq m (200 sq ft).

ACCOMMODATION

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

68.47 sq m (737 sq ft)

RENT

Our client is seeking offers over £11,500 per annum to grant a new lease on full repairing and insuring (FRI) terms.

UTILITIES

The properties are served by electricity and water connections.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value is £5,000 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.

LEGAL COSTS

Each party meets their own legal costs with the ingoing tenant 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.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd

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Regulated by RICS

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