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

ALLIED SURVEYORS SCOTLAND







TO LET

88 High Street, Tranent, East Lothian, EH33 1HH

- Prominently located retail/office premises
- Located on Tranent High Street
- Benefits from a large window frontage with signage opportunities above
- Would suit a range of Class 1A uses
- Approximately 62.6 sq m (728 sq ft)

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

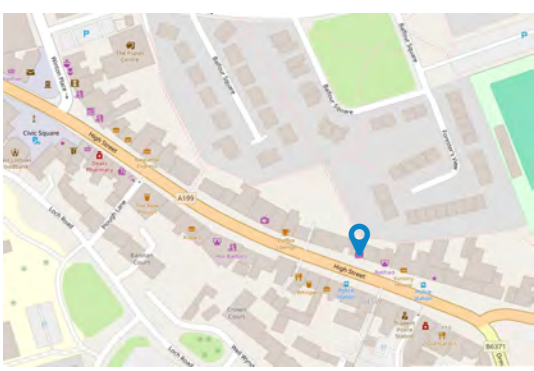
ALLIED SURVEYORS SCOTLAND











© OpenStreetMap Contributors

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 southern end of the High Street on its east side close to the junction with Ormiston Road.

Nearby commercial occupiers include Well Pharmacy, Costcutter, La Trattoria, East Coast Carpets and Tranent Funeralcare.

DESCRIPTION

The property comprises a ground floor retail unit forming part of a two-storey building contained beneath a pitched and slated roof. Residential accommodation is on the first floor.

The premises benefit from a modern, large window shop frontage with opportunity for signage above.

Open plan retail space is provided internally with staff welfare facilities to the rear including WC and kitchenette.

There is a small yard area to the rear of the property.

ACCOMMODATION

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

62.6 sq m (728 sq ft)

RENT

Our client is seeking offers over £15,000 per annum to grant a new lease on full repairing and insuring (FRI) terms.

UTILITIES

The property is served by electricity and water connections. Heating is provided by wall mounted electric heaters and an air conditioning system.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value is £11,500 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

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887
iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons), MRICS | Tel. 0131 357 4455 | 07511 499 420
Bernadetta.Majewska@alliedsurveyorsscotland.com

Regulated by RICS

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 st 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 independen 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: November 2026**