

ESTATES
Strategic Asset and Capital Plan Management

FOR LEASE



Premises to Let

Ground Floor Shop: 34.8m² (374ft²) or thereby

**18 Newbigging
Musselburgh
EH21 7AH**

Rent: Offers over £7,700 per annum

Situation:

This property is located on the east side of Newbigging close to the junction of the busy High Street in Musselburgh.

Location Plan:**Description:**

The property forms part of the ground floor of a three-storey building with flats above.

The unit is end-terraced with an arcaded entrance and a large window looking out into the street. The unit benefits from having a metal gate over the entrance area and a side access door. The property is in good decorative order with commercial flooring throughout. There are lighting pendants in the main area with spotlights along the window and within the treatment rooms.

The accommodation has most recently been used as a beauty salon and comprises an open plan area with one treatment room off. The accommodation is completed by a large storage cupboard and separate WC.

Rent:

We are seeking offers in excess of £7,700 p.a. exclusive of business rates, water sewerage and draining charges – see note under “Rating Assessment”.

Use:

This property has Class 1A use. Any persons wishing to change the use of this property out with this class must consult East Lothian Council’s Planning Department and submit details of their proposed use and alterations along with their offer of rent.

Viewing:

By prior arrangement with Mr John Martin, Estates Surveyor on 07974 873697 or via email at estates@eastlothian.gov.uk

Rating Assessment:

The Rateable Value of the subjects has been assessed at £5,500 per annum.

You may qualify for business rates relief through the Small Business Bonus Scheme (SBBS). Subjects with a RV of up to £12,000 p.a., may qualify for 100% rates relief depending on individual circumstances. Water and sewerage charges will still apply.

Further information on the Small Business Bonus Scheme can be obtained at www.gov.scot or www.eastlothian.gov.uk.

Energy Performance Certificate:

The Energy Performance Certificate gives the property a G rating.

If you wish to discuss any of the details of these particulars, please contact Strategic Asset and Capital Plan Management (Estates) per John Martin, Estates Surveyor (Tel. No. 07974 873697)
For further local information, please visit our website www.eastlothian.gov.uk

Leasing Arrangements:

The premises are available on “easy in/easy out” terms. The Landlord maintains the property in a wind and watertight condition with the Tenant being responsible for all other repairs and maintenance and the replacement of glass. The Tenant shall also be responsible for all internal painter work deemed necessary by the Council. All communal areas are to be kept in a clean and tidy condition.

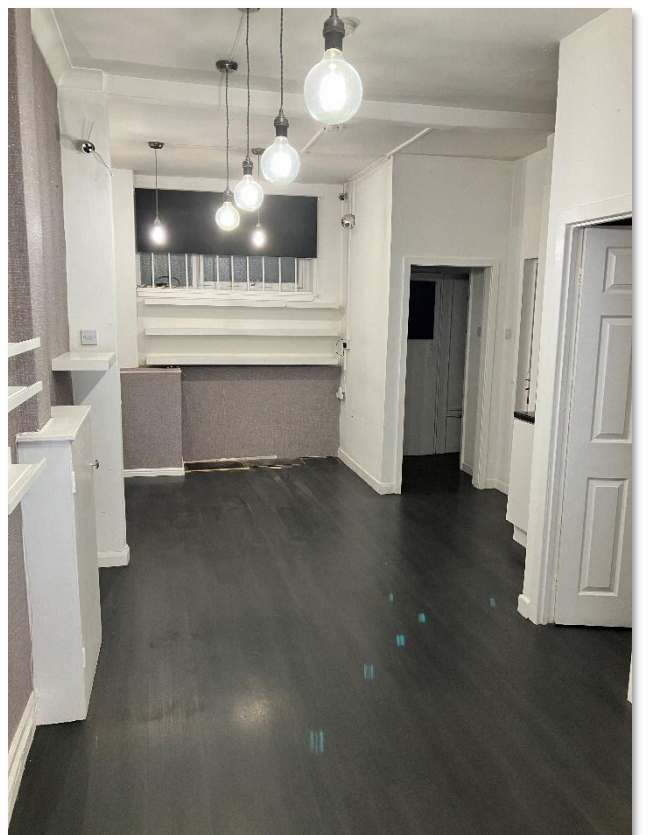
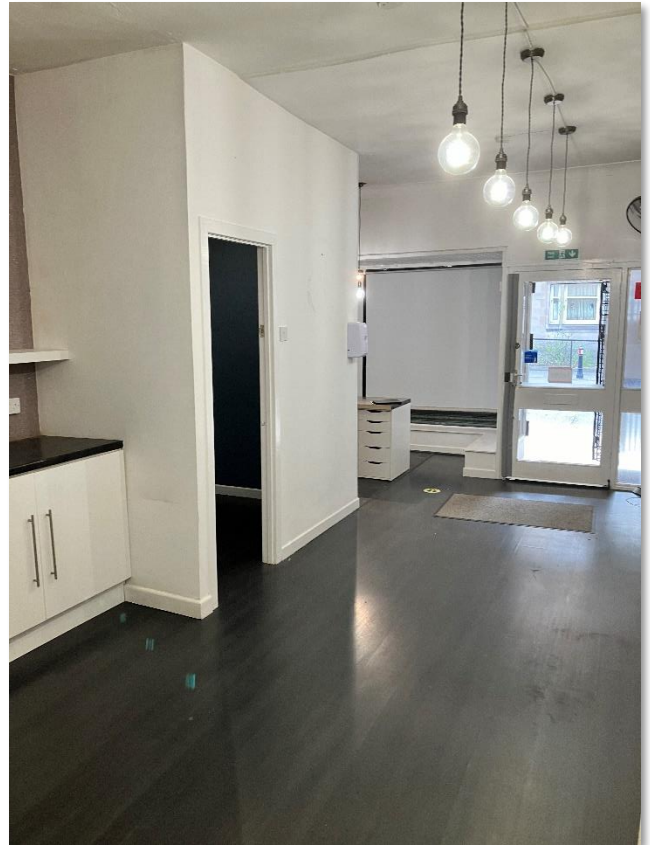
No gas or electrical works will be undertaken by the Tenant under any circumstances without the Council’s prior consent.

Parties who are interested in taking a lease of the premises should request an “expression of interest” form following viewing and this should be completed and returned to the address given on the form.

Only those who have returned a completed Expression of Interest form will be notified of the closing date.

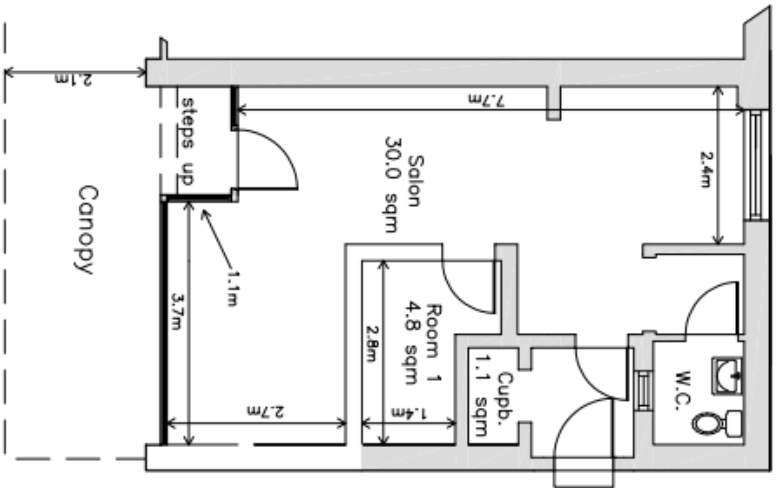
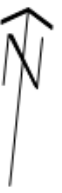
Legal Fees:

The ingoing Tenant will pay East Lothian Council £200 (+VAT) administration fee towards the preparation and completion of the lease.



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(Estates 18-04-2024)



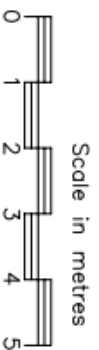
GEA: 57.5 sqm
GIA: 46.2 sqm
NIA: 34.8 sqm/374.6 sqft (exc. arcade entrance)

Floor Plan 18 Newbigging Musselburgh

File No. 04/N279/18
Asset No. 1115

Date of survey 21/06/2024

Scale 1:100



Plan prepared by
East Lothian Council

Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

18 NEWBIGGING, MUSSELBURGH EH21 7AH

Date of assessment:	16 October 2018	Reference Number:	9905-1905-7308-2680-9004
Date of certificate:	12 December 2018	Building type:	Retail/Financial
Total conditioned area:	43.07m ²	Assessment Software:	EPCgen, v5.3.a.0
Primary energy indicator:	816 kWh/m ² /yr	Approved Organisation:	Elmhurst Energy

Building Energy Performance Rating

Excellent

A+ Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

E

(81-100)

F

(100+)

G

Current

138

Potential

78

Very Poor

Approximate Energy Use:

266 kWh per m² per year

Approximate Carbon Dioxide Emissions:

137.96 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:

42

C

Recommendations for the cost-effective improvement of energy performance

1. It should be noted that as there was no HVAC systems in situ to condition the unit at the time of survey, then for the purposes of this report, it was assumed that storage / direct electric heating is utilised. Before any HVAC equipment is purchased, suitable professional advice should be sought.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

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