

ESTATES
Strategic Asset and Capital Plan Management

For Lease



Retail Premises

31.4 m² (338 ft²) or thereby

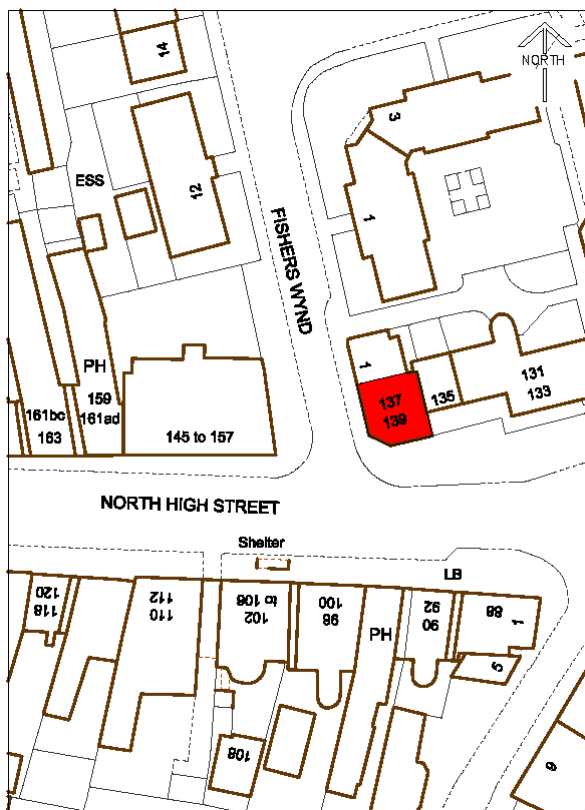
**139 North High Street
Musselburgh
EH21 6JF**

Offers around £8,000 per annum are invited

SITUATION

The retail unit occupies a prominent corner position at the busy junction between North High Street and Fishers Wynd in the town of Musselburgh.

LOCATION PLAN



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DESCRIPTION

The property forms the ground floor corner shop in a 2 ½ storey stone-built tenement. The shop has display windows to both streets with a central arcaded door with wrought iron gate.

The accommodation comprises a large bright front retail area, a rear stockroom with a sink and wash-hand basin and a separate W.C. compartment.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

USE

The current planning use for the property is Use Class 1A(Retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Interested parties should consult East Lothian Council's Planning Department by emailing environment@eastlothian.gov.uk with any queries regarding proposed use.

RATING ASSESSMENT

The rateable value of the property has been assessed at £6,500 per annum (effective from 1st April 2023).

Under the Small Business Bonus Scheme for 2024/25, properties with a RV of up to £12,000 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.

VIEWING

Strictly by prior appointment. Arrangements can be made by emailing estates@eastlothian.gov.uk or by contacting Mr Allan Marshall, Estates Surveyor on 07855 193028

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.

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 the East Lothian Council £200 (+VAT) administration fee towards the preparation and completion of the lease.

If you wish to discuss any of the details of these particulars please contact Estates Section
per Allan Marshall, Estates Surveyor (Tel 07855 193028)
For further local information, please visit our website www.eastlothian.gov.uk

(AM 12-06-2024)

FLOOR PLAN

