

ESTATES
Strategic Asset and Capital Plan Management

FOR LEASE



Retail/Office Premises to Let

67.3m² (724 sq ft²) Net Internal Area

**157 High Street
Prestonpans
EH32 9AY**

Offers over £9,000 per annum are invited

Situation:

The property is located within the coastal town of Prestonpans situated to the east of Edinburgh. The town is connected to Edinburgh and to the south via the A1. In addition, there are good public transport links to the city via the local bus services and the train station.

The property is located on the High Street and other occupiers in the vicinity include Baynes, Scotmid Co-op, Well Pharmacy, Greggs as well as other local occupiers.

Location Plan:



Crown Copyright Reserved - OS licence AC2000024676 (2024)

Description:

The property forms the ground floor of a two storey stone built building with flats above. The accommodation available for lease comprises an open retail space to the front, with two display windows onto the High Street, store/office to the side and a rear store/kitchen area. There is a separate WC to the rear. The property has a mixture of carpeted and laminate flooring and strip and spot lighting throughout. There is also a small external area outside the back door.

Rent:

We are seeking offers in excess of £9,000 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 at environment@eastlothian.gov.uk and submit details of their proposed use and alterations along with their offer of rent.

Viewing:

By prior arrangement with Mrs Sheena Leathard, Estates Surveyor on 01620 827775 or via email at estates@eastlothian.gov.uk

Rating Assessment:

The rateable value of the property has been assessed at £9,000 (effective 01/04/2023). Under the Small Business Bonus Scheme for 2024/2025, properties with a Rateable Value of up to £12,000 may qualify for 100% rates relief depending upon individual circumstances. Water and sewerage charges will still apply. Further information on the SBBS can be obtained at www.scotland.gov.uk or www.eastlothian.gov.uk.

Energy Performance Certificate:

The Energy Performance Certificate gives the property a C rating.



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 “Application to Lease” form following viewing, and this should be completed and returned to the address given on the form.

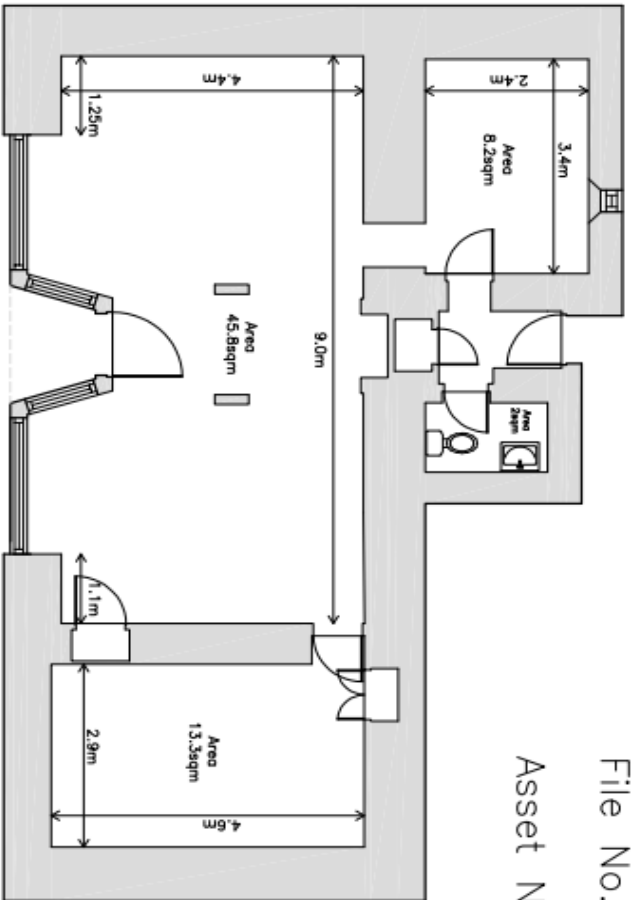
Only those who have returned a completed ‘Application to Lease’ form will be notified of the closing date.

Legal Fees:

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

These particulars do not form part of any contract and the Council shall not be legally bound by any statement contained therein. None of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending Tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Floor Plan 157 High Street Prestonpans

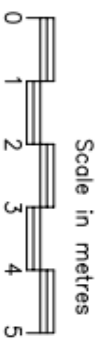


File No. 07/H594/157

Asset No. 1275

Date of survey 04/09/2024

Scale 1:100



GEA: 108.9 sqm / 1,175.2sqft
GIA: 80.1 sqm / 862.2sqft

Plan prepared by
East Lothian Council

Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

157 HIGH STREET, PRESTONPANS EH32 9AY

Date of assessment:	05 February 2024	Reference Number:	0022-1209-2304-9530-0000
Date of certificate:	07 February 2024	Building type:	Retail/Financial
Total conditioned area:	79.48m ²	Assessment Software:	EPCgen, v6.1.e.0
Primary energy indicator:	341 kWh/m ² /yr	Approved Organisation:	Elmhurst Energy Systems

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)

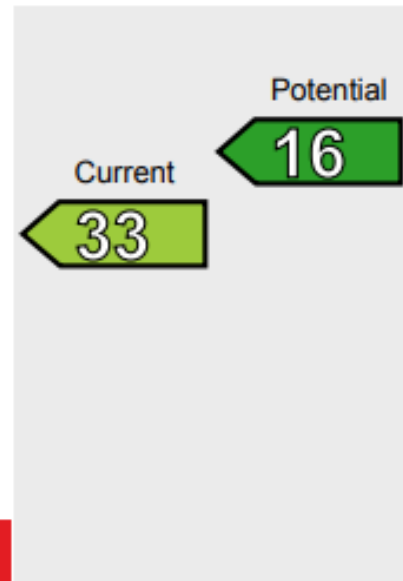
E

(81-100)

F

(100+)

G



Very Poor

Approximate Energy Use:

220 kWh per m² per year

Approximate Carbon Dioxide Emissions:

32.74 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:

07 **A**

Recommendations for the cost-effective improvement of energy performance

1. Replace the Metal Halide lighting currently fitted with new LED lighting.
2. Replace the storage electric heating currently fitted with an air source heat pump to condition these areas.
3. Consider replacing T8 lamps with retrofit T5 conversion kit.

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

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

If you wish to discuss any of the details of these particulars, please contact Strategic Asset and Capital Plan Management (Estates) per Sheena Leathard, Estates Surveyor (Tel. No. 07812 482908)

For further local information, please visit our website www.eastlothian.gov.uk

(Estates 10-09-2024)