

ESTATES
Strategic Asset and Capital Plan Management

For Lease



Workshop
37 m2 (398 sq ft) or thereby
with 157 m2 of secure yard space
and 40m2 parking space

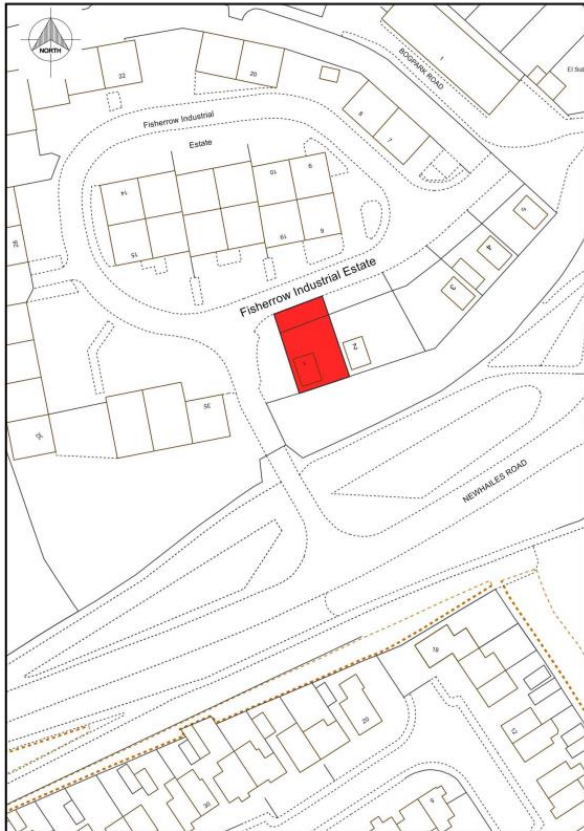
Unit 1, Fisherrow Industrial Estate
(2/1 Newhailes Road)
Musselburgh EH21 6RU

Rent in excess of £7,500 per annum

SITUATION

This unit is situated in the well-established Fisherrow Industrial Estate on the north side of Newhailes Road near its roundabout junction with Olive Bank Road, Musselburgh. Access to the Musselburgh Bypass is only a few minutes away with easy access to Edinburgh and the South.

LOCATION PLAN



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DESCRIPTION

The unit is a detached single storey precast concrete Marley workshop located in a secure yard enclosed by high wire mesh fencing. The unit has steel doors and security grilles on each window. Internally the unit has an entrance vestibule, main office/workshop space and WC compartment.

The main workshop/office area has a small kitchen area with stainless steel sink, plasterboard walls and two electric panel heaters.

USE

The property would be suitable for use as a workshop or for storage. If used solely for storage, VAT will be applied to the rent. Interested parties should consult East Lothian Council's Planning

Department at environment@eastlothian.gov.uk or 01620 827 216 with any queries regarding proposed use.

RATING ASSESSMENT

The premises are entered in the Valuation Role with a Rateable Value of £3,600 per annum at 01/04/2023.

Under the Small Business Bonus Scheme for 2023/2024 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

By prior arrangement by contacting Mr John Martin, Estates Surveyor by telephoning 07974 873697 or by emailing estates@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 repair 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 wish to note their interest in leasing this unit 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.

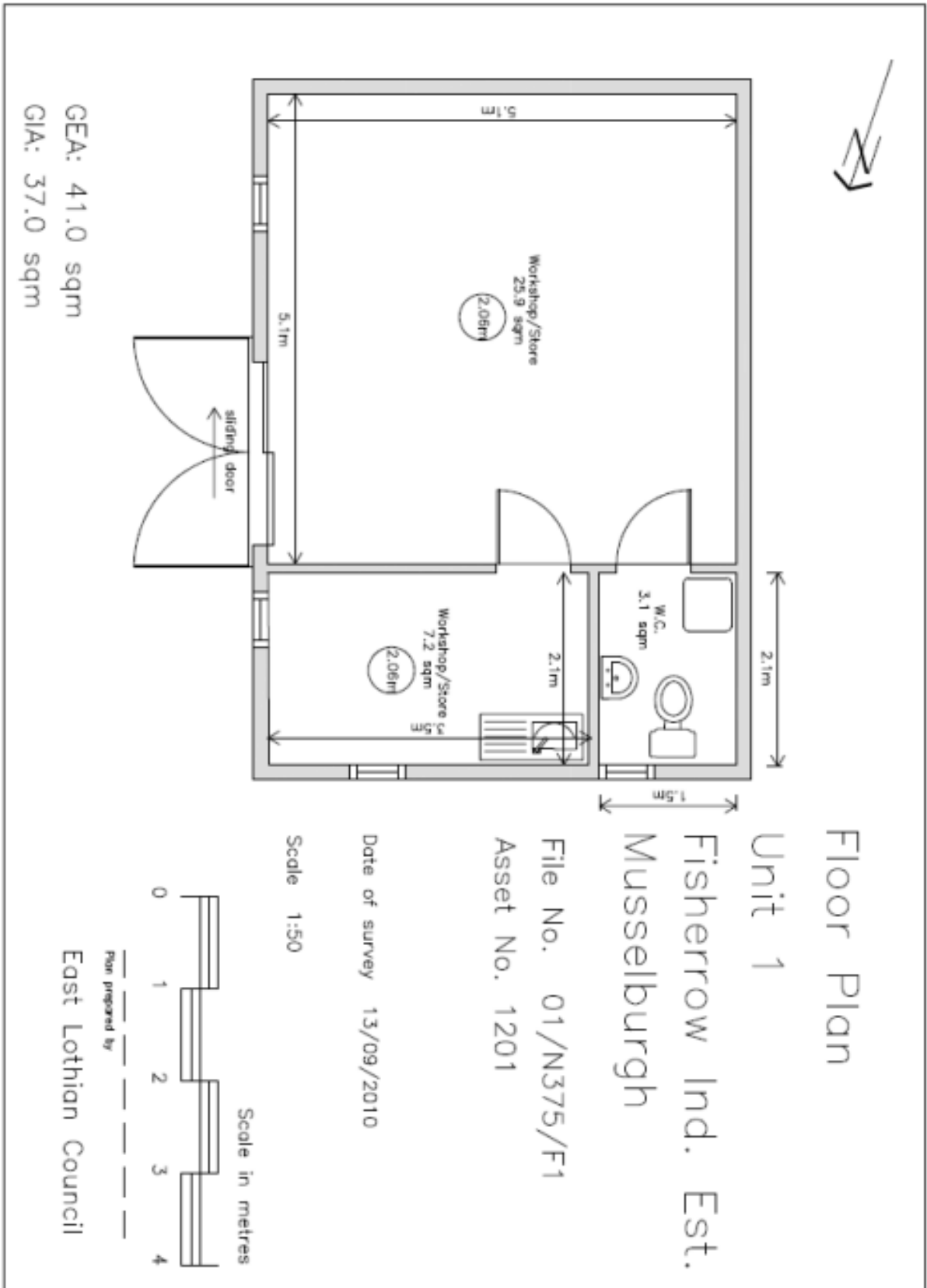
If you wish to discuss any the details of these particulars, please contact Estates Section on Tel No 01620 820663 or email estates@eastlothian.gov.uk. For further local information, please visit our website www.eastlothian.gov.uk

(Estates 23-01-2025)



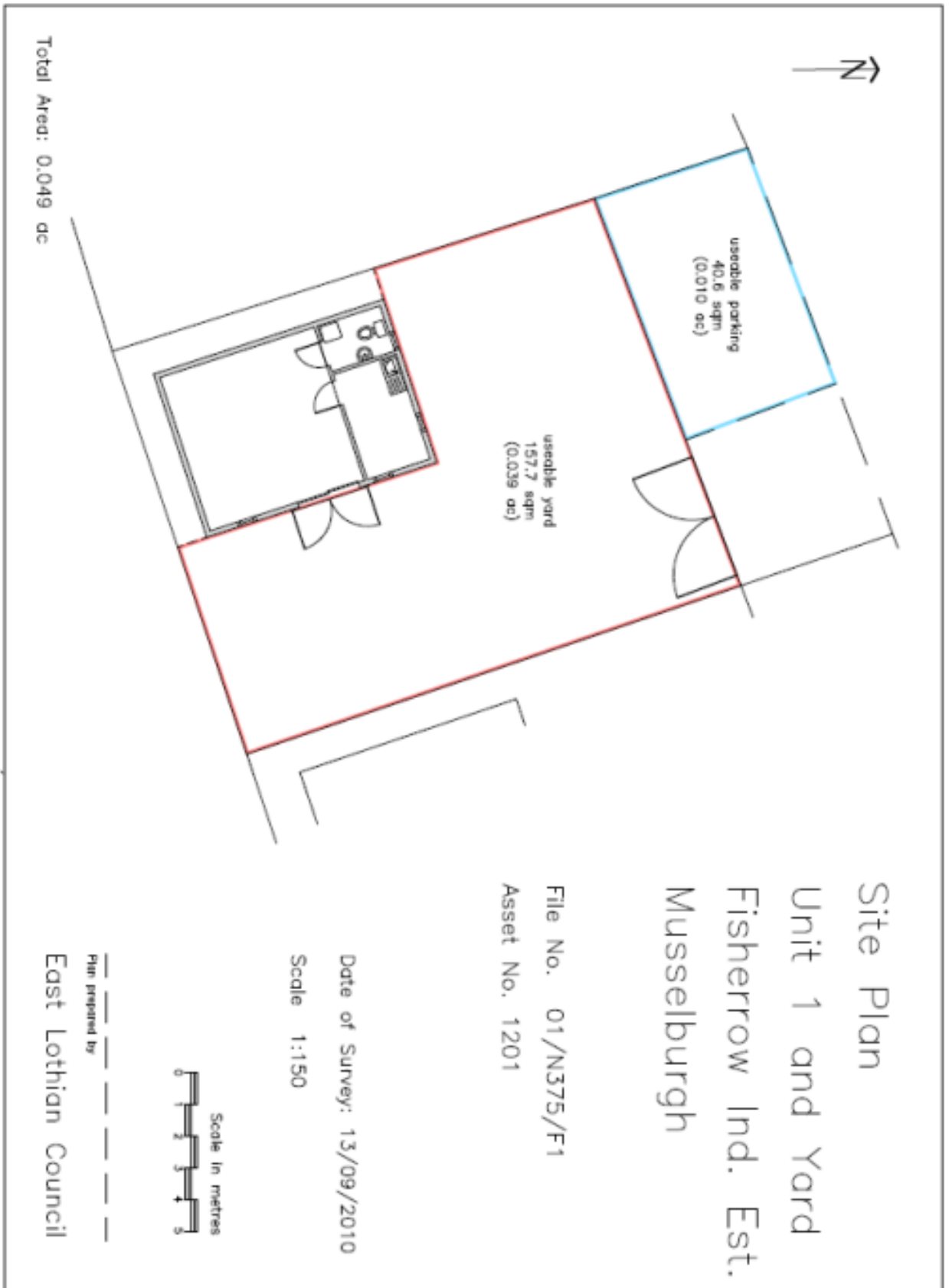
These particulars do not form part of any contract and the Council shall not be legally bound by any statement contained herein. None of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending Purchasers/Tenants must satisfy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

FLOOR PLAN*



If you wish to discuss any the details of these particulars, please contact Estates Section on Tel No 01620 820663 or email estates@eastlothian.gov.uk. For further local information, please visit our website www.eastlothian.gov.uk

SITE PLAN*



* Not to Scale

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