

ESTATES
Strategic Asset and Capital Plan Management

FOR LEASE



Retail/Office Premises to Let

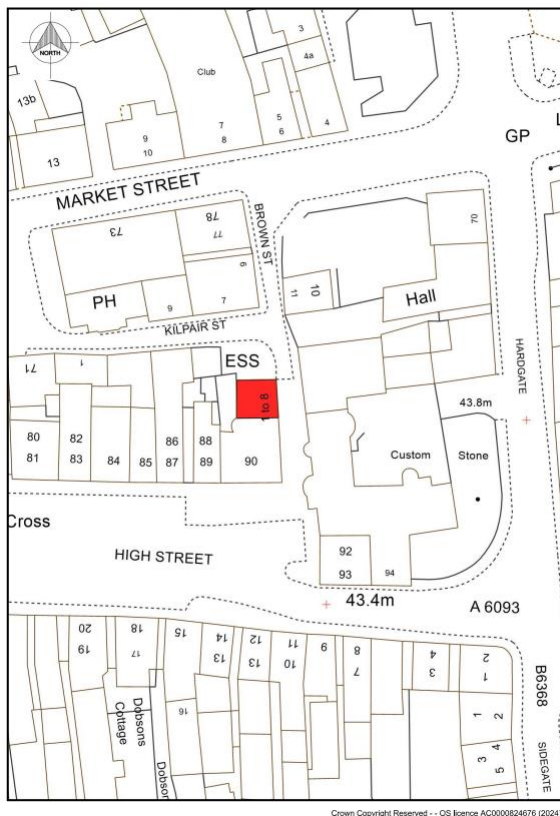
265.8m² (289 sq ft) Net Internal Area

**8 Brown Street
Haddington
EH41 3JH**

Offers over £4,000 per annum are invited

Situation:

The property is located at the eastern end of the main retailing area within Haddington town centre. Brown Street links the High Street with Market Street and the occupiers within the vicinity are a mixture of local and regional retailers. 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.

Location Plan:**Description:**

The property forms the ground floor of a multi storey stone built building with flats above. The accommodation available for lease comprises a main office/retail space and to the rear is a storeroom with tea prep area and a separate WC. The lighting is provided by way of LED surface mounted lights. The property has recently been refurbished to a shell fit out with new electrics, sanitaryware and water heater. There is an element of finishing works required to be carried out by an incoming tenant including wall and floor coverings and decoration.

Rent:

We are seeking offers in excess of £4,000 p.a. exclusive of business rates, water sewerage and draining charges – see note under “Rating Assessment”.

Use:

This property is suitable for office or retail use within Use Class 1A. Interested parties should consult East Lothian Council’s Planning Dept on environment@eastlothian.gov.uk with any queries regarding proposed use.

Viewing:

By prior arrangement with Mrs Sheena Leathard, Estates Surveyor on 07812 482908 or via email at estates@eastlothian.gov.uk

Rating Assessment:

The rateable value of the property has been assessed at £2,350 (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 B 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.

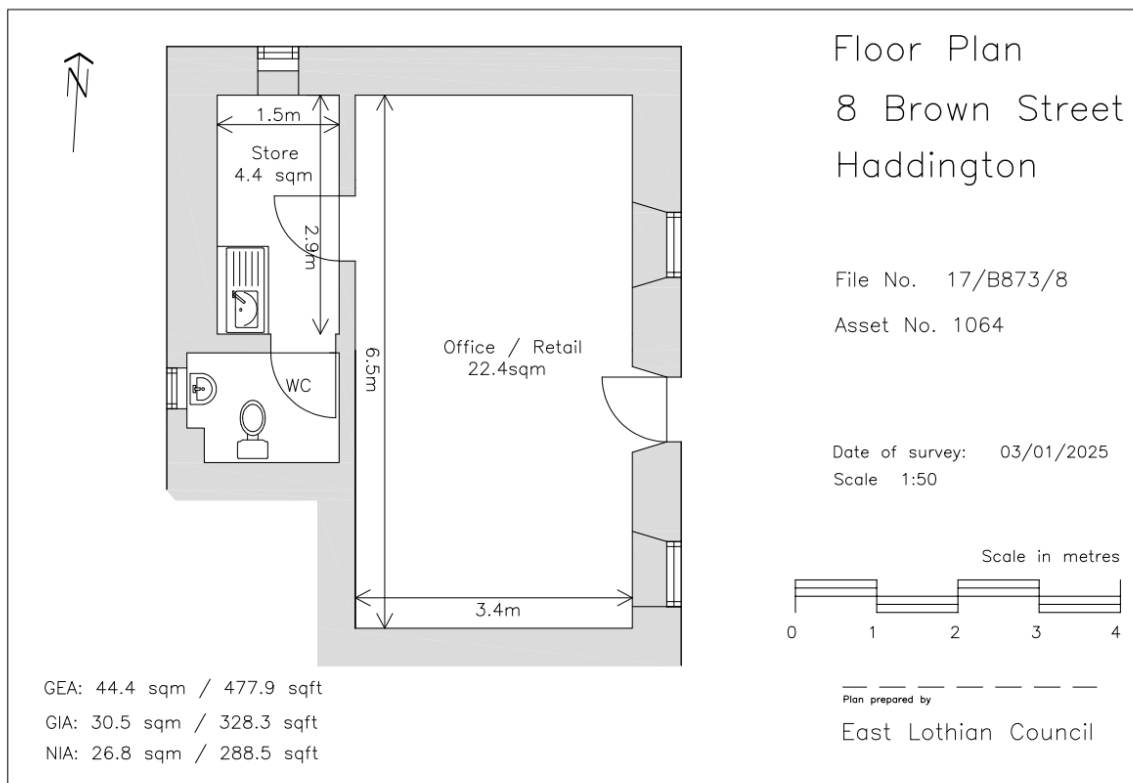
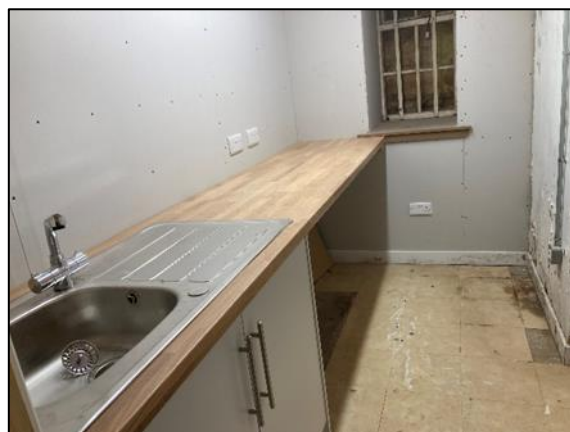
No gas or electrical works will be undertaken by the Tenant under any circumstances without the Council's prior consent.

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.



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

Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

8 BROWN STREET, HADDINGTON EH41 3JH

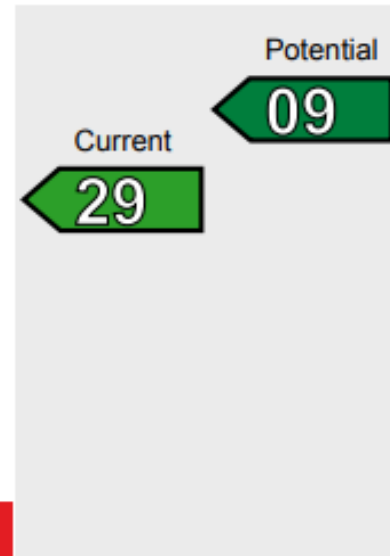
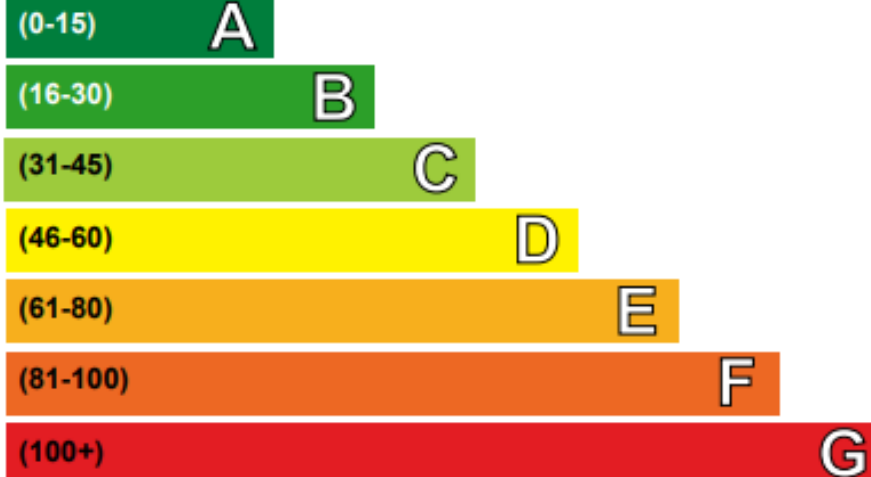
Date of assessment: 08 January 2025
Date of certificate: 10 January 2025
Total conditioned area: 31.88m²
Primary energy indicator: 300 kWh/m²/yr

Reference Number: 0098-1206-1305-5810-4004
Building type: Office/Workshop
Assessment Software: EPCgen, v6.1.e.0
Approved Organisation: Elmhurst Energy Systems

Building Energy Performance Rating

Excellent

A+ Net Zero Carbon or better



Very Poor

Approximate Energy Use: 193 kWh per m² per year
Approximate Carbon Dioxide Emissions: 28.75 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:

10 A

Recommendations for the cost-effective improvement of energy performance

1. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.
2. Some glazing is poorly insulated. Replace/improve glazing and/or frames.
3. Consider installing an air source heat pump.

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)

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