

**ESTATES**  
**Strategic Asset and Capital Plan Management**  
**For Lease**

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**Workshop Home**  
4-5 South Crescent  
East Saltoun  
EH34 5EA

Retail Unit extending to 19.4m<sup>2</sup> (209 ft<sup>2</sup>) NIA

Residential Unit comprising of 2 bed terraced house over two floors  
With extensive garden to rear offering potential for home grown produce

**Offers of around £2,000 per annum are invited for the retail unit**  
**The rent for the residential unit is fixed at £190.60 per fortnight.**

## EAST SALTOUN

East Saltoun is an attractive conservation village located approximately 17 miles from the centre of Edinburgh via the A1. Popular with city commuters who prefer a more rural home environment, the village is situated with delightful scenery and views in the heart of East Lothian countryside. World famous golf courses, rolling countryside and beautiful sandy beaches are all within close proximity whilst the village itself has a village hall and garage. The towns of Gifford and Haddington, approximately 4 and 6 miles respectfully offer further extensive shopping and leisure facilities. Haddington also provides senior schooling. Primary aged children are catered for in the nearby village of Pencaitland.



### 4/5 South Crescent, East Saltoun

This property has served the local community as a village shop/store, a café and most recently as an herbal medicine dispensary.

The subjects comprise of a retail unit extending to 19.4m<sup>2</sup> NIA offering a front shop, WC and rear storage area giving access to the garden. The front shop links via an internal door to the adjoining house.

The house has a separate main and rear entrance offering a living area and kitchen on the ground floor and 2 double bedrooms and shower room on the first floor.



**USE:**

The commercial part of the property currently has planning consent for retail under Class 1A (Retail) with reference to the Town and Country Planning (Use Classes) (Scotland) Order 1997. The previous Class 3 (café) use was personal to the tenant. Any use of the property as a café including use of an outdoor seating area would require a planning application to vary this personal condition. Interested parties should consult East Lothian Council's Planning Department on [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk) with any use queries.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Certificate gives the property a D rating.

**RATEABLE ASSESSMENT:**

The rateable value of the subjects has been assessed at £1,450 per annum.

Under the Small Business Bonus Scheme for 2024/25 properties with a Rateable Value below £12,000 may qualify for 100% rates relief, depending on individual circumstances. Water and sewerage charges will still apply.

**COUNCIL TAX:**

The subjects have been assessed as Band C for Council Tax purposes. For details please refer to East Lothian Council website at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk).

**VIEWING:**

Strictly by prior appointment. Arrangements can be made by emailing [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk) or by contacting Sheena Leathard, Estates Surveyor on 07812482908.

**LEASING ARRANGEMENTS:**

The subjects are available on "easy in/easy out" terms. The Landlord maintains the retail property in a wind and watertight condition with the tenant being responsible for all other repairs and maintenance and the replacement of glass. The house will be maintained in line with East Lothian Council's maintenance and repair policies.

**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.**

**Please note this workshop home is offered for lease without providing security by way of a Scottish Secure Tenancy Agreement. Should the successful applicant give up a secure tenancy with East Lothian Council or other, re-housing following termination of this workshop home lease will not be possible. To be clear should the business use fail for any reason, both the house and shop lease will be terminated and you will require to vacate the premises and secure alternative accommodation by other means. East Lothian Council has no legal responsibility to re-house.**

Please note a current detailed Business Plan outlining your business proposal will be requested along with your offer to lease the subjects.

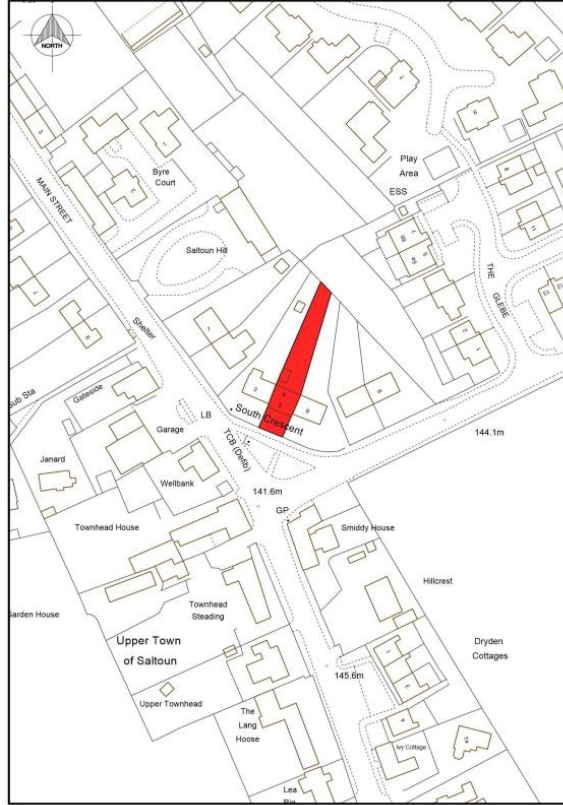
The retail element of this workshop home must be operational within 6 weeks of the date of entry.

Preference may not necessarily be given to the highest bidder. Offers will only be considered with a secure business model, a satisfactory business plan and reasonable offer of rent.

**LEGAL FEES:**

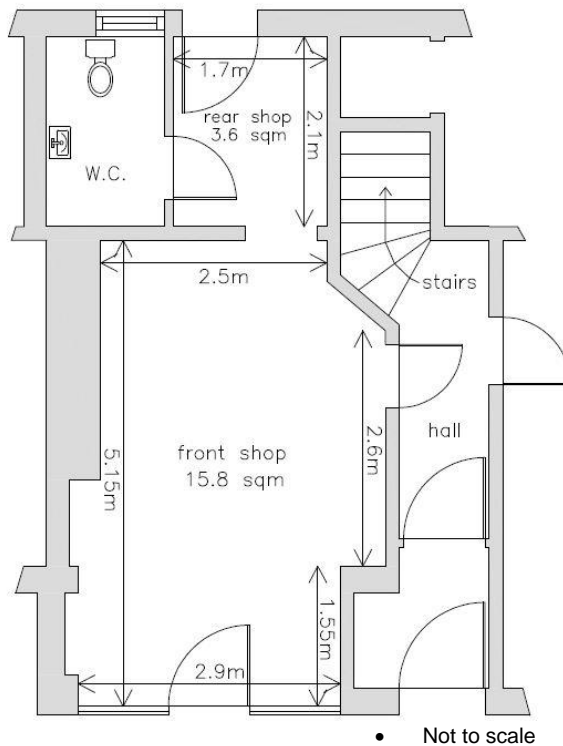
The ingoing Tenant will pay the East Lothian Council £200 (+VAT) administration fee towards the preparation and completion of the lease.

## LOCATION PLAN



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## FLOOR PLAN OF RETAIL



**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 must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**

# Energy Performance Certificate

# Scotland

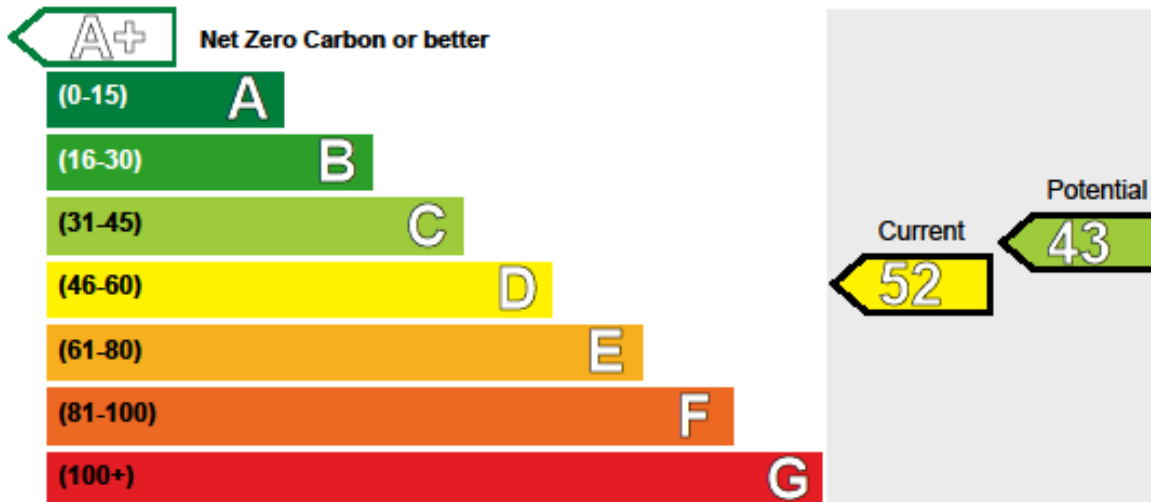
Non-Domestic buildings and buildings other than dwellings

4-5 South Crescent, East Saltoun, Tranent EH34 5EA

Date of assessment:	11 July 2017	Reference Number:	9172-3103-7533-0600-9095
Date of certificate:	13 September 2017	Building type:	Retail/Financial
Total conditioned area:	121.15m <sup>2</sup>	Assessment Software:	EPCgen, v5.3.a.0
Primary energy indicator:	310 kWh/m <sup>2</sup> /yr	Approved Organisation:	Elmhurst Energy

## Building Energy Performance Rating

Excellent



Very Poor      **Approximate Energy Use:** 101 kWh per m<sup>2</sup> per year  
**Approximate Carbon Dioxide Emissions:** 52.39 kgCO<sub>2</sub> per m<sup>2</sup> per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) 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

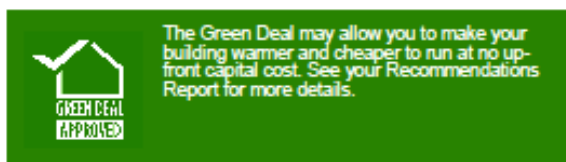
A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:

21 B

## Recommendations for the cost-effective improvement of energy performance

1. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.
2. Consider replacing T8 lamps with retrofit T5 conversion kit.
3. Some loft spaces are poorly insulated - install/improve insulation.

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.