

**ESTATES  
STRATEGIC ASSET AND CAPITAL PLAN MANAGEMENT**

# For Lease



**Retail Premises**

Net Internal Area: 406 sq ft (37.8 sq m)  
**or thereby**

**155 North High Street  
Musselburgh  
EH21 6AN**

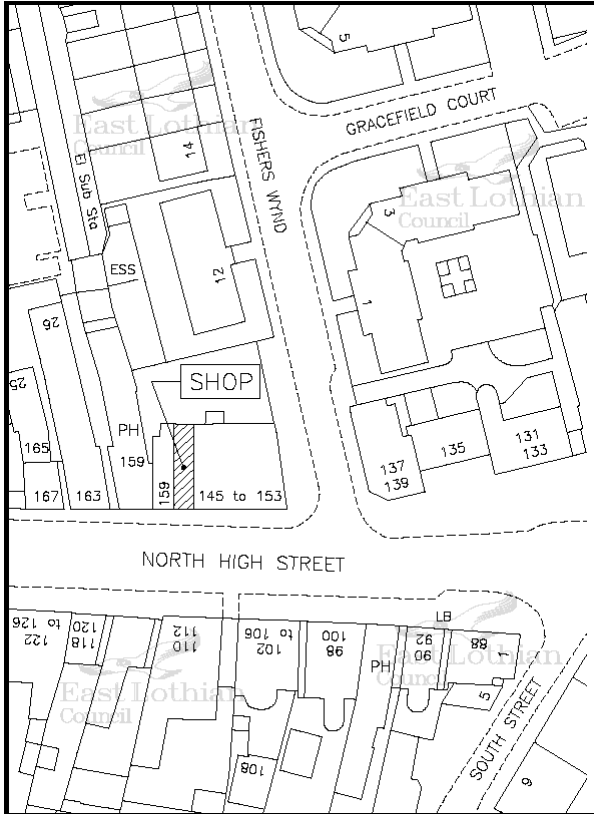
**Offers around £8,000 per annum are invited**

## SITUATION

The property is located on the north side of North High Street, Musselburgh in a parade of shops close to the Brunton Theatre.

This property is approximately 6 miles from Edinburgh City Centre. The A1 trunk road and Edinburgh City By-Pass are readily accessible.

## LOCATION PLAN



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## DESCRIPTION

The property is a ground floor shop unit within a 2 storey stone built terraced block with flats above. The shop has a single timber framed display window with entrance door.

Internally the shop is divided into a front sales area totalling 214 ft<sup>2</sup> (19.84 m<sup>2</sup>) and a back shop totally 167 ft<sup>2</sup> (15.51 m<sup>2</sup>) plus w.c. compartment and a small storage area.

## USE

The current permitted use is Class 1 (Shops) with reference to the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should consult East Lothian Council's Planning Department on 01620 827216 with any use queries.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate gives the property a G rating.

## SERVICES

Mains Electricity, Water and Drainage are connected to the subjects. The subjects have no fixed heating.

## LEASE TERMS

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.**

## RATING ASSESSMENT

The rateable value of the subjects has been assessed at £5,800 per annum.

Under the Small Business Bonus Scheme for 2018/19 properties with a RV of up to £15,000 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.scotland.gov.uk](http://www.scotland.gov.uk) or [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk).

## VIEWING

Strictly by prior appointment. Arrangements can be made via the Estates Section by contacting 01620 827330 or by emailing [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk).

## LEGAL FEES

The ingoing Tenant will pay the East Lothian Council £100 (+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 01620 827775)  
For further local information, please visit our website [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

(SL 08-02-2019)

# Energy Performance Certificate

# Scotland

Non-Domestic buildings and buildings other than dwellings

155 NORTH HIGH STREET, FISHERROW, MUSSELBURGH EH21 6AN

Date of assessment: 24 July 2013  
Date of certificate: 02 August 2013  
Total conditioned area: 42.72m<sup>2</sup>  
Primary energy indicator: 726 kWh/m<sup>2</sup>/yr

Reference Number: 2410-0437-9109-0923-8006  
Building type: Retail/Financial  
Assessment Software: EPCgen, v4.1.e.5  
Transaction Type: Property to let

## Building Energy Performance Rating

Excellent



(0-15) **A**

(16-30) **B**

(31-45) **C**

(46-60) **D**

(61-80) **E**

(81-100) **F**

(100+) **G** **128**

Current

**128**

Potential

**79**

Very Poor

Approximate Energy Use:

249 kWh per m<sup>2</sup> per year

Approximate Carbon Dioxide Emissions:

128.48 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:



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

1. It should be noted that as there was no HVAC present at the time of survey to condition the indoor climate of the premises, it was assumed that storage electric heating was in place for the purposes of the report. Before any HVAC equipment is purchased, suitable professional advice should be sought.

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



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

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

FLOOR PLANS

