

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

# For Lease



### **Shop Premises**

36 m<sup>2</sup> (387 ft<sup>2</sup>) or thereby

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

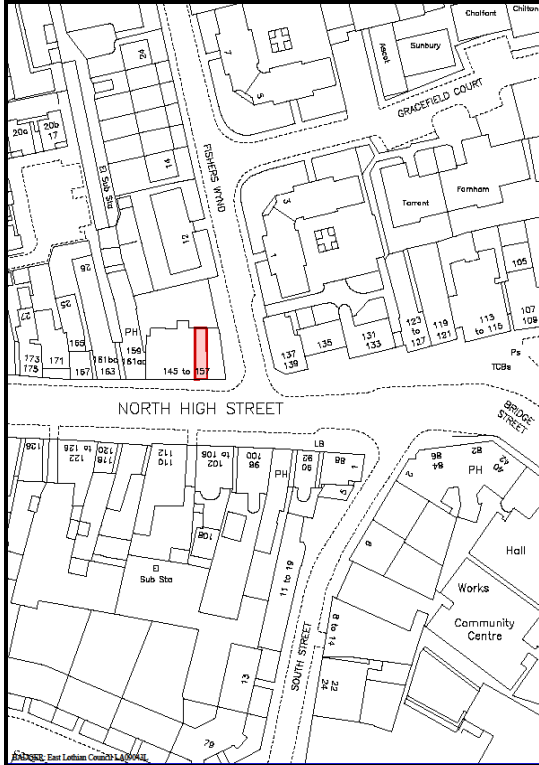
**Offers around £8,000 per annum are invited**

## 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 forms a street 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 203 ft<sup>2</sup> (18.9 m<sup>2</sup>) and a back shop totally 162 ft<sup>2</sup> (15.07 m<sup>2</sup>) plus w.c. compartment and access to a rear courtyard.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate gives the property a G rating.

## 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.

## 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 £5,500 per annum.

Under the Small Business Bonus Scheme for 2017/18 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.**

## VIEWING

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

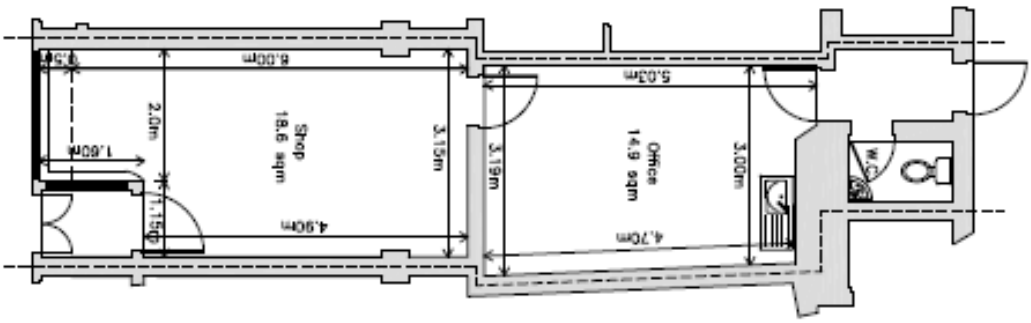
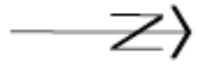
## LEGAL FEES

The incoming 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 within these particulars please contact the Estates Section, Strategic Asset and Capital Plan Management per Wendy Gillie, Estates Surveyor (Tel 01620 827402)  
For further local information, please visit our website [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

(WG 03-04-2018)

FLOOR PLANS\*



No. 147

GEA: 46.4 sqm  
GIA: 41.0 sqm

Floor Plan  
147 North High Street  
Musselburgh

File No. 03/N775/147  
Asset No. 1171

Date of survey 20/05/2010  
Scale 1:100







Plan prepared by  
East Lothian Council

\* Not to Scale

# ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for buildings other than dwellings

Energy Performance Certificate	Building Energy Performance		Scotland	
	Calculated asset rating using Lifespan SBEM v3.5.a [SBEM]	Building type Retail	Current rating	
			Excellent	
	<b>Carbon Neutral</b>			
	<b>A</b> (0 to 15)			
	<b>B</b> (16 to 30)			
	<b>C</b> (31 to 45)			
	<b>D</b> (46 to 60)			
	<b>E</b> (61 to 80)			
	<b>F</b> (81 to 100)			
<b>G</b> (100+)				
Carbon Dioxide Emissions The number refers to the calculated carbon dioxide emissions in terms of kg per m <sup>2</sup> of floor area per year		134		
Approximate current energy use per m <sup>2</sup> of floor area:		318 kWh/m <sup>2</sup>		
Main heating fuel: Grid Supplied Electricity		Building Services: Heating with Nat. Vent.		
Renewable energy source:		Electricity: Grid supplied		
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.				
<b>Benchmarks</b>				
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		58	 D	
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		71	 E	
<b>Recommendations for the cost-effective improvement (lower cost measures) of the energy performance</b>				
1. Consider installing an efficient LTHW boiler to run a central heating system.		4. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.		
2. Consider replacing T8 lamps with retrofit T5 conversion kit.		5. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.		
3. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.		6. Some glazing is poorly insulated. Replace/improve glazing and/or frames.		

Address: 147, North High Street, Musselburgh, EH21 6AN  
 Conditioned area (m<sup>2</sup>): 35  
 Name of protocol organisation: Royal Institution of Chartered Surveyors, [RICS118243]  
 Date of issue of certificate: 26 Nov 2010 (Valid for a period not exceeding 10 years)  
 This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.

**NB THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT REMOVED UNLESS REPLACED WITH AN UPDATED VERSION AND FOR PUBLIC BUILDINGS DISPLAYED IN A PROMINENT PLACE**