

**ESTATES SECTION  
HOUSING AND ENVIRONMENT**

# For Lease



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

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

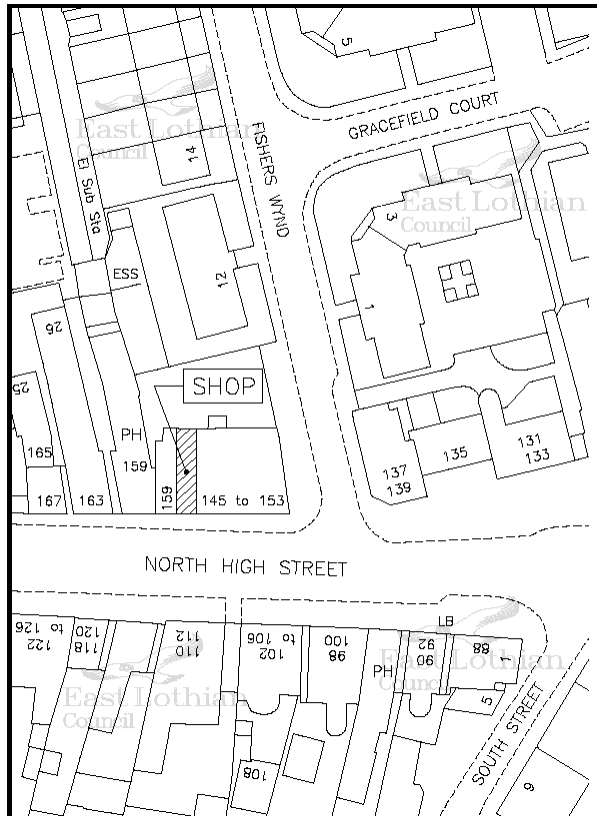
**Offers around £6,295 per annum are invited**

## 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 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 kitchen 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.

If you wish to discuss any of the details of these particulars please contact Housing & Environment, Estates Section per Edward Hawkrige, Estates Surveyor (Tel 01620 827511)  
For further local information, please visit our website [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

## SERVICES

Mains Electricity, Water and Drainage are connected to the subjects. Mains Gas is available close by. 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 £4,450 per annum.

Under the Small Business Bonus Scheme for 2012/13 properties with a RV of up to £10,000 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 contacting Edward Hawkrige on 01620 827511.

East Lothian Council  
Housing and Environment (Estates)  
Penston House  
Macmerry Industrial Estate  
Macmerry  
East Lothian  
EH33 1EX

Tel: 01620 927330  
Email: [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk)  
Web: [www.eastlothian.gov.uk](http://www.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.

(EH 15-08-2013)