



115 North High Street,  
Musselburgh, EH21 6JE

- Prominent Retail Unit
- Large Glazed Frontage
- Good Transport Links
- Suitable For A Variety Of Uses (STP)
- Extends To 99.8 Sq M / 1,074 Sq Ft



To arrange a viewing contact:



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#### LOCATION

The subjects are located within the East Lothian coastal town of Musselburgh which is situated approximately 7 miles to the east of Edinburgh's City Centre. More precisely the property is situated on the north side of Musselburgh's North High Street which is a principal secondary retail parade comprising of both regional and local operators. Surrounding occupiers include Day Today, Well Pharmacy, Tanz Tanning and Musselburgh's Brunton Theatre.

#### DESCRIPTION

The subject property comprises of a ground floor retail unit contained within a two storey mid terraced building of stone construction held under a pitched and slated roof. The subjects also comprise of an extension of brick construction to the front of unit which is held under a flat roof and provides a large glazed frontage onto North High Street.

The property is accessed via a recessed timber and glazed pedestrian door and internally the property offers a large open plan sales area to the front of the shop with a further WC, kitchenette and office located to the rear. In addition the property benefits from a small patio space located to the rear of the unit.

#### ACCOMMODATION

According to our calculations from measurements taken on site we estimate the subjects extend to the following approximate net internal areas:

Total: **99.8 Sq M / 1,074 Sq Ft**

#### PRICE

We are inviting offers over **£130,000**

#### RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of

**£14,300.** The current Uniform Business Rate is presently set at £0.48, excluding water and sewage, which are levied separately.

**The property qualifies for 100% Business Rates Relief under the Small Business Bonus Scheme.**

#### LEGAL COSTS/VAT

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

#### EPC

Available upon request.

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: November 2018