



**East Lothian  
Council**

**ESTATES  
Strategic Asset and Capital Plan Management**

# For Lease



## **Shop Premises**

28.15 m<sup>2</sup> (303 ft<sup>2</sup>) or thereby

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

**Offers around £7,600 per annum are invited**

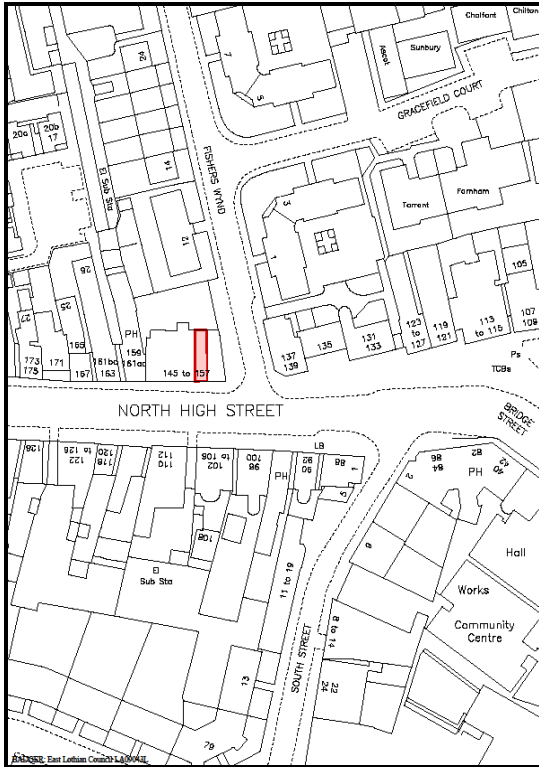
These particulars are prepared for guidance only and do not form part of any contract. East Lothian Council shall not be legally bound by any statement contained herein. None of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending Purchasers/Tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

## 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 174 ft<sup>2</sup> (16.2 m<sup>2</sup>) and a back shop divided into 2 office areas 3.1 m<sup>2</sup> and 8.9 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 2 (Professional Services) with reference to the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property can be used as Class 1 (Retail) without the need for planning permission. 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 £4,400 per annum.

Under the Small Business Bonus Scheme for 2016/17 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 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 the Estates Section 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 04-12-2017)

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using Lifespan SBEM v3.5.a [SBEM]	Building type Retail
	 <p><b>Carbon Neutral</b></p> <p><b>A</b> (0 to 15)</p> <p><b>B</b> (16 to 30)</p> <p><b>C</b> (31 to 45)</p> <p><b>D</b> (46 to 60)</p> <p><b>E</b> (61 to 80)</p> <p><b>F</b> (81 to 100)</p> <p><b>G</b> (100+)</p>	
	Current rating	
	Excellent	
	 <b>G</b> Very Poor	
	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	
	119	
	Approximate current energy use per m <sup>2</sup> of floor area:	
	283 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:		57  <b>D</b>
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		72  <b>E</b>
<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: 149, North High Street, Musselburgh, EH21 6AN

Conditioned area (m<sup>2</sup>): 34

Name of protocol organisation: Royal Institution of Chartered Surveyors, [RICS118243]

Date of issue of certificate: 12 Jan 2011 (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**