



# FOR SALE

## INVESTMENT/POTENTIAL DEVELOPMENT OPPORTUNITY

88 High Street, Dunbar, EH42 1JH

Ground floor retail unit, with first floor office/storage space accessed separately

Potential to acquire 2 floors above retail unit (subject to Title)

Situated on busy Dunbar High Street

Net internal floor area 167.85 sq m (1807 sq ft)

Passing rent of £14,500 per annum with circa 5 years unexpired term remaining

Offers over £140,000 equating to a generous net initial yield of 10.17%



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**Agency Department**  
17 Corstorphine Road, Edinburgh, EH12 6DD  
0131 624 6130

#### LOCATION:

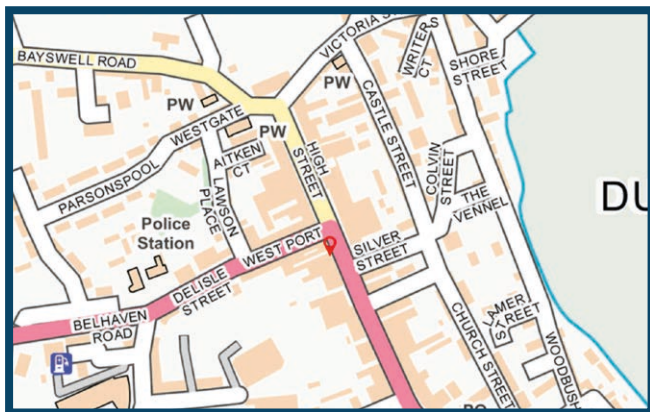
The subjects are located within the East Lothain town of Dunbar which lies on the southern shores of the Firth of Forth and is principally accessed by means of the A1 trunk road linking Edinburgh with the north of England. Edinburgh lying approximately 30 miles to the north west of the town.

As well as good road links Dunbar lies on the main East Coast Railway line and enjoys frequent links with Edinburgh and further afield, the station lying within relatively close proximity to the subjects.

The subjects front the High Street which is the main commercial thoroughfare and are located within what would be considered part of the prime pitch on the west side of the street, near to the junction of West Port (A1087) this road being one of the main routes into the town centre.

There is also a number of local and national occupiers in the close proximity including: The Bank of Scotland, RNLI Charity Shop, The Local Gallery, a local butchers as well as an array of similar style shops.

Please see the exact location on the appended plan below.



#### DESCRIPTION:

The subjects in the main comprise a ground floor retail unit as part of a larger 3 storey stone built traditional tenement property surmounted by a pitched and tiled roof to the front elevation, with the rear section being of what appears to be profiled metal sheeting. The shop benefits from a full height aluminium single glazed display window, with access being taken through a recessed aluminium door.

The subjects further extend to the rear, comprising a mixture of 2 storey and single storey sections which are held under various roof types and coverings including a pitched and tiled roof, a pitched section which has been covered in bituminous felt or similar, with the external store to the rear being of flat roof design, covered in a bituminous felt.

Internally the shop is laid out to provide a large open plan main sales area within the long and narrow unit. The flooring is of a solid concrete nature to the majority of the unit with a section of suspended timber towards the rear; all with a tile overlay finish. There is a change in level throughout the unit with a sloping section toward the middle of the shop and a further 4 stairs toward the rear, all within what is currently the sales area of the subjects. The walls are of a solid nature with a retail walling finish and ceilings being of a suspended tile. Artificial lighting is provided throughout by way of integrated fluorescent strip lighting, strip lights and spotlights dependent on location.

The back shop offers further ancillary storage accommodation and is of a basic condition along with a wc. There is also a fire escape which leads out to the vennel to the side elevation of the subjects.

There is a first floor section which is accessed by a narrow external steel staircase. Internally this part of the subjects appears to have been utilised previously as an old office comprising a large open plan room, smaller room and a toilet. This is in a basic condition however it could potentially be converted to a residential dwelling in the future subject to planning.

The two storeys above the front of the shop unit are both vacant and have been for a number of years and are currently owned by the

Crown Estate, though after discussions with our clients solicitors the title to these could potentially be transferred over to the new purchaser therefore giving two floors of developable space subject to planning and title. There is currently no access available to these though some basic photographs can be provided upon request.

There is also a further strip of land which extends to the rear of the unit which would be incorporated within the sale of the subjects.

#### ACCOMMODATION:

The property has been measured in accordance with the RICS Code of Measuring Practice – 6th Edition of a net internal area basis as is as follows:

Ground floor retail unit : 137.85 sqm (1807 sq ft)

First Floor: 63.43 sq m (682 sq ft)

#### TENURE

Heritable interest (Scottish Equivalent of Freehold) With the benefit of the following existing leasehold interest.

#### TENANCY SCHEDULE

Tenant	Term	Rent	Rent review	Repair
John Gordon Palmer	21/06/2014 – 20/06/2024 (assigned to John Gordon Palmer on 13th May 2017)	£14,500 per annum, payable quarterly in advance	20/06/2019 – 5 yearly thereafter	Full Repairing and Insuring subject to schedule of condition

#### RATING ASSESSMENT:

According to the Scottish Assessors Association website the subjects are noted to have a rateable value of £7,900 per annum.

#### PRICE

Offers in excess of £140,000 are invited for our clients heritable interest, reflecting a net initial yield of 10.17%

#### DATE OF ENTRY

Upon completion of legal formalities.

#### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates for the subjects is available on request.

#### VIEWING:

Strictly by arrangement with the sole Selling agents.

#### VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

#### LEGAL EXPENSES:

Each party will be responsible for the payment of their own legal costs incurred within this transaction.

#### FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP  
17 Corstorphine Road  
Edinburgh  
EH12 6DD

Tel: 0131 624 6130  
Fax: 0131 477 6016

Email: ross.chinnery@dmhall.co.uk  
mhairi-anne.fraser@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

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#### IMPORTANT NOTE

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