

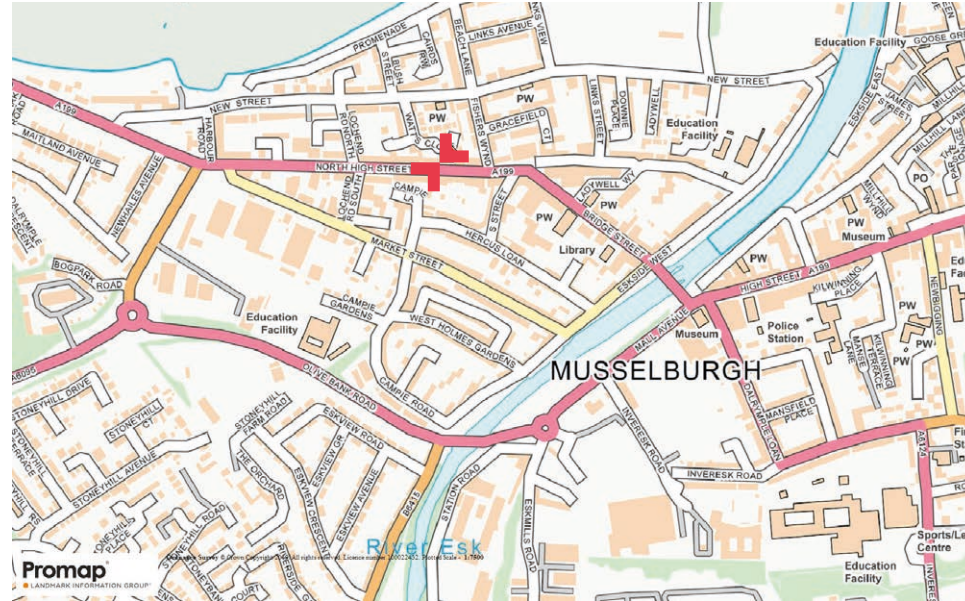
TO LET

RETAIL



179A North High Street
Musselburgh, EH21 6AN

- Prominent Retail Unit
- Benefit From A Large Glazed Frontage
- Qualifies For 100% Business Rates Relief
- Good Transport Links
- Extends To 39.22 Sq M / 421 Sq Ft



To arrange a viewing please contact:



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Murdo McAndrew
Surveyor
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LOCATION

The subjects are situated within the East Lothian town of Musselburgh approximately 7 miles to the east of Edinburgh city centre. Musselburgh has a population of some 22,000 people providing a commuter centre to Scotland's capital city whilst also comprising a self-contained community centred around the high street.

North High Street comprising a secondary retailing locality within the town occupied in the main by local and regional operators with national representation also noted.

Surrounding occupiers include Dominos, Tax Assist Accountants, Ladbrookes, Boots Pharmacy and Boombarkers.

DESCRIPTION

The subjects form a self-contained ground floor retail unit contained within a three storey and attic mid-terraced stone-built property under pitched timber and

slated roof. The frontage benefits from a single timber frame display with recessed timber and glazed off set entrance door all protected by electrically operated metal roller shutters.

Internally the accommodation provides regularly shaped open plan retail sales facility having been partially sub-divided by way of internal partitions to create a self-contained tea preparation area to the rear with WC facilities.

ACCOMMODATION

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

Total: 40.15 Sq M / 432 Sq Ft

PRICE

We are inviting offers over £8,000 per annum

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £7,200. The unified 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 to bear their own legal expenses 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: May 2019