



East Lothian
Council

ESTATES
STRATEGIC ASSET AND CAPITAL PLAN MANAGEMENT

For Lease



Premises to Let
37.7m² (406ft²) or thereby

10 Newbigging
Musselburgh
EH21 7AH

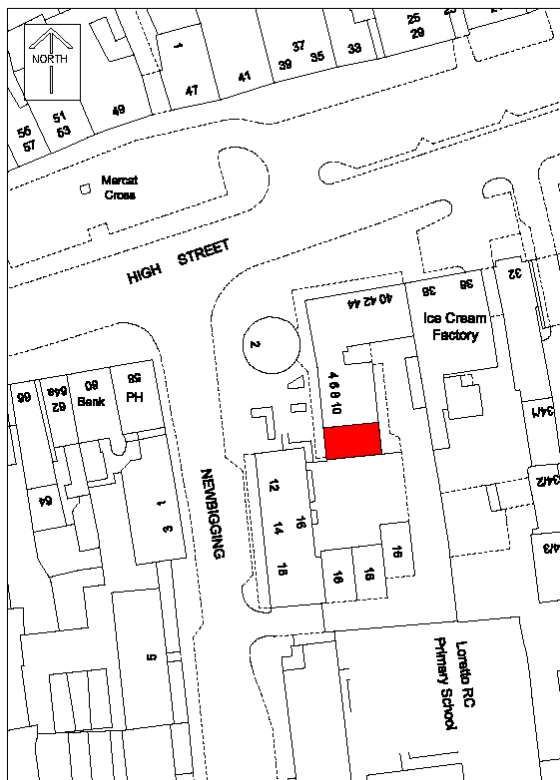
Offers in the region of £6,500 per annum are invited

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

This property is located on the east side of Newbigging close to the junction with the busy High Street in Musselburgh.

LOCATION PLAN



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DESCRIPTION

The property forms part of a ground floor parade of shops in a three storey building with flats above.

The unit is end-terraced with an arcaded entrance and large window looking onto Newbigging. There are metal security grilles to the front door, main window and rear access door. The Subjects benefit from gas central heating. The accommodation has most recently been used as a barbers and comprises an open plan area to the front with a small office area, kitchen and w.c. to the rear.

The property is in good decorative order throughout with commercial flooring and lighting in place.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be provided on request.

USE

The most recent use of the property was as a barbers which falls under Use Class 1 of the Town and Country Planning (Use Classes)(Scotland) Order 1997. The property is located within the Musselburgh Conservation Area. Interested parties who wish to change the use of this property must consult East Lothian Council's Planning Department and submit details of their proposed use and any alterations along with their offer of rent.

RATING ASSESSMENT

The rateable value of the subjects has been assessed at £5,700 per annum.

Under the Small Business Bonus Scheme for 2019/20, 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. Further information on the Small Business Bonus Scheme can be obtained at www.scotland.gov.uk or www.eastlothian.gov.uk.

VIEWING

Strictly by prior appointment. Arrangements can be made via the Estates Section by contacting 01620 827330 or by emailing estates@eastlothian.gov.uk.

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.

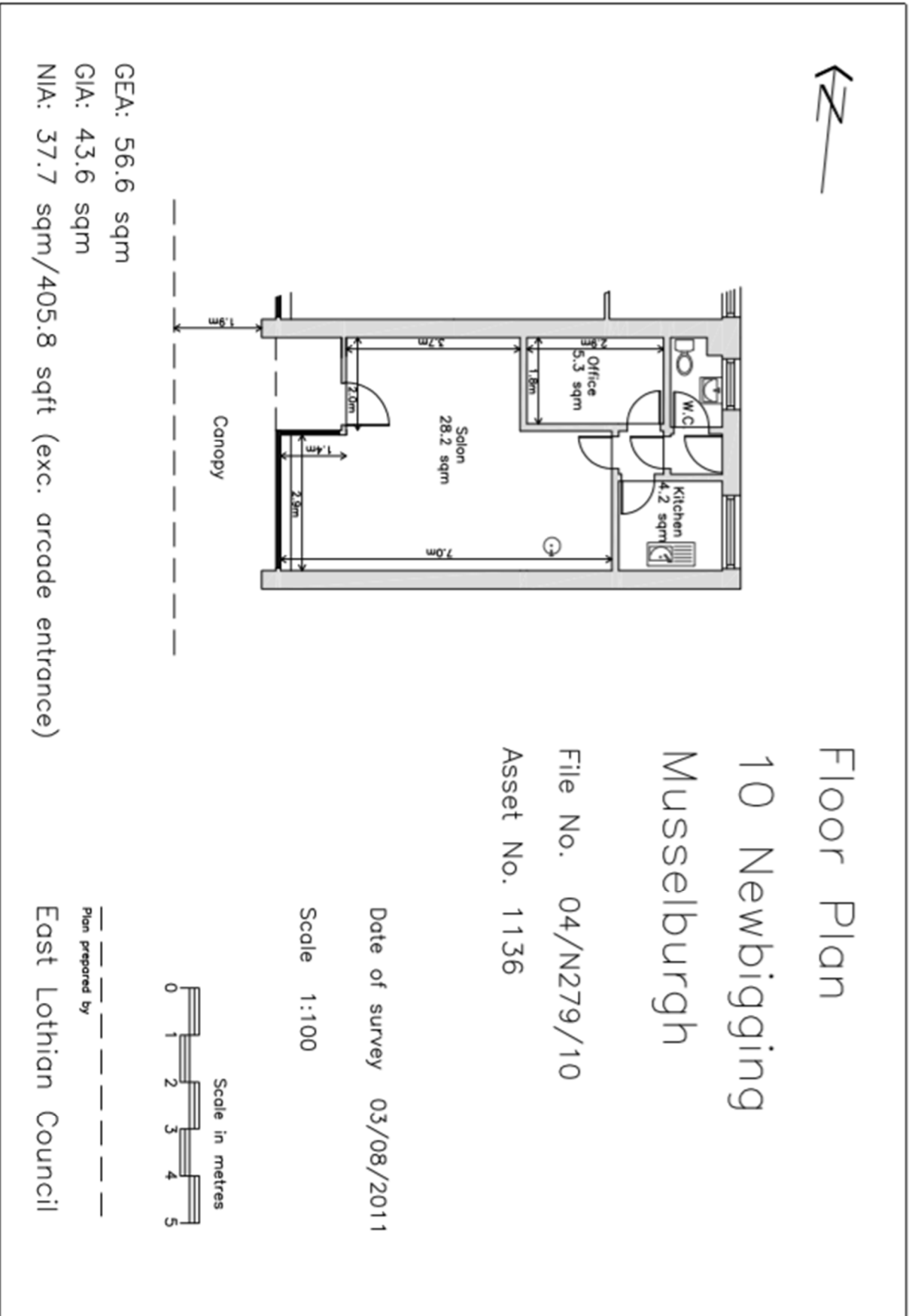
LEGAL FEES

The ingoing Tenant will pay 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 Strategic Asset and Capital Plan Management (Estates) per Paul Trotter, Estates Surveyor (Tel 01620 827854)
For further local information, please visit our website www.eastlothian.gov.uk

(PT 19-09-2019)

FLOOR PLAN



• Not to Scale