

ESTATES
Strategic Asset and Capital Plan Management

For Lease



Shop Premises
36 m² (387 ft²) or thereby

147 North High Street
Musselburgh
EH21 6AN

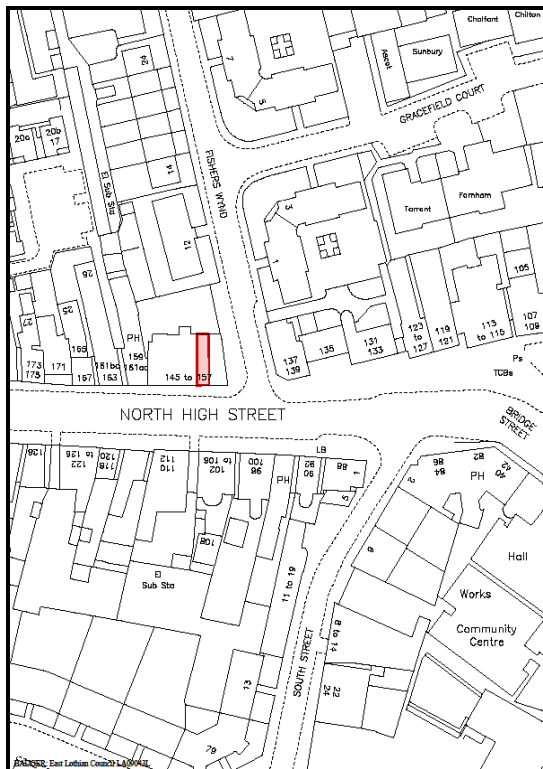
Offers around £6,600 per annum are invited

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 203 ft² (18.9 m²) and a back shop totally 162 ft² (15.07 m²) 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 1 (Shops) with reference to the Town and Country Planning (Use Classes) (Scotland) Order 1997. 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 £4,250 per annum.

Under the Small Business Bonus Scheme for 2014/15 properties with a RV of up to £10,000 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.

LEGAL FEES

The incoming 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 Julie Ketley, Estates Surveyor (Tel 01620 827774)

For further local information, please visit our website www.eastlothian.gov.uk

(JK 09-06-2015)