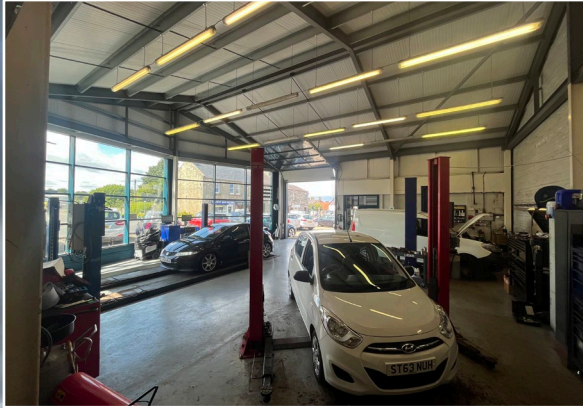


TO LET/MAY SELL
INDUSTRIAL/SHOWROOM

**GRAHAM
SIBBALD**



**2-6 Ormiston Road,
Tranent,
EH33 2DR**

- Car showroom/workshop situated on highly Prominent site
- Benefits from modern unit with good eaves and office accommodation
- Sits on 0.25 acre site
- Total GIA : 219.31 Sq M (2360 Sq Ft)
- Rent : Offers over £45,000 per annum

LOCATION

2-6 Ormiston Road lies centrally within the East Lothian town of Tranent, approximately 12 miles east of Edinburgh and easily accessible just off the A1 which acts as a main arterial route connecting Scotland with the northeast of England and beyond.

More specifically the subjects occupy a prominent site which is situated between the High Street and Ormiston Road. The High Street in the main comprises commercial premises at ground floor with residential dwellings above.

The site itself also backs on to a large Asda store and petrol station.

The appended location map highlights the approximate location:

DESCRIPTION

The site comprises a triangular shaped site in between the High Street and Ormiston Road of approximately 0.25 acres all of which is tarmacked, with the outside space currently being utilised for car sales.

The workshop comprises a modern industrial/showroom unit constructed by way of a steel portal frame with brick/block infill walls and a full height glazed display frontage facing Ormiston Road itself.

Externally the unit is clad in a profile metal sheeting with the roof also being of a pitched profile metal sheet nature. There is also a brick built single storey section which houses a small office and w/c facility.



Internally the unit provides an open plan workshop/showroom with further office facilities to the rear. The subjects benefit from good eaves height being 4.36m with an apex of 6.07m high.

The site also comprises a sales office which appears to be a modular structure with UPVC glazing to the front and access taken through two doors to either end. Internally this provides good quality office accommodation.

ACCOMMODATION

	Sq M	Sq Ft
Workshop/showroom	193.93	2087
Office	25.38	273
Total	219.31	2360

RENT

We are seeking offers over £45,000 per annum on new Full Repairing and Insuring terms for a negotiable period.

PRICE

Price for vacant possession of the site can be discussed upon request.

TRADE

Our client may entertain selling the business as a going concern and further details can be provided to interested parties at the time.

RATEABLE VALUE

With reference to the Scottish Assessors Association website we note that the subjects have a current rateable value of: £16,700.

This means that any prospective occupier could benefit from 25% rates relief.

EPC

A copy of the Energy Performance Certificate (EPC) can be given upon request.

LEGAL COSTS & VAT

Each party to bear their own legal costs incurred within this transaction. The occupier/purchaser shall be liable for any LBTT and registration dues.

All prices quoted exclusive of VAT.



For any queries or to arrange a viewing, please contact —

GRAHAM SIBBALD



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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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: January 2024