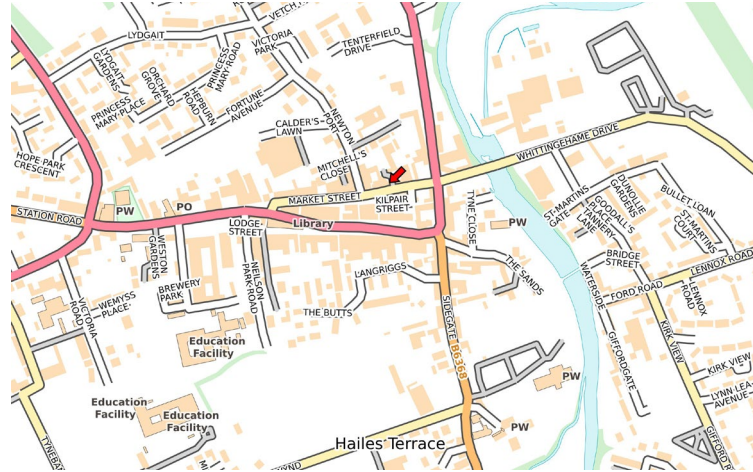




**13 Market Street
Haddington
EH41 3JL**

- Located within a prominent location on Market Street
- Ground floor retail premises.
- The current passing rent is £13,000 per annum.
- Lease expiry 29th February 2032
- The property extends to 82.64 Sq M (889 Sq Ft)
- Offers over £150,000 exclusive of VAT equating to a NIY of 8.5%



LOCATION

The subjects are located within the East Lothian Market town of Haddington lying approximately 17 miles east of Edinburgh. The town itself is easily accessible located just off the A1 which forms one of the main arterial routes linking Scotland to England.

More specifically the subjects are located on the North side of Market Street close to the junction with Hardgate and Victoria Terrace. Market Street itself is mixed in nature with the majority of commercial premises on the ground floor and residential dwellings above.

The subjects can be seen more specifically on the appended map:

DESCRIPTION

The subjects comprise a ground floor retail unit as part of a larger 2 storey and attic traditional stone-built premises surmounted by a pitched and slate roof. Externally the subjects benefit from a large, glazed frontage with access taken via a centrally located recessed timber framed and glazed entrance door.

Internally the subjects are laid out to provide an open plan sales area/salon, with two further treatment rooms, staff

area, W/C and further ancillary storage facilities.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a Net Internal Basis:

82.64Sq M (889Sq Ft)

EPC

A copy of the Energy Performance Certificate is available upon request.

TENANCY

Tenant:	Louise Main
Rent:	£13,000 per annum
Date of Entry:	1st March 2022
Expiry:	29th February 2032
Break Option:	1st March 2027
Repair:	Full Repairing and Insuring
Rent Review:	5th anniversary of the lease and five yearly thereafter on an upward only basis to open market rent

PRICE

Offers over £150,000 exclusive of VAT equating to a Net Initial Yield of 8.5%

RATEABLE VALUE

The current rateable value is noted as £11,600 and therefore an occupier will benefit from 100% rates relief in line with the small business bonus scheme.

LEGAL COSTS + VAT

Each party is to bear their own legal costs. The prospective purchaser will be responsible for the land and buildings transactional tax, registration and any registration dues.

All prices quoted exclusive of VAT.

To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2024