



RETAIL PREMISES

- > LOCATED IN PRESTONPANS
- > PREMISES EXTENDS TO 198 SQM / 2,131 SQFT
- > **OFFERS OVER £16,000 PER ANNUM**
- > POTENTIAL FOR ALTERNATIVE USES SUBJECT TO CONSENTS
- > BENEFITS FROM SMALL BUSINESS RATES RELIEF

TO LET

32 REDBURN ROAD, PRESTONPANS, EH32 9NG

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LOCATION

Prestonpans is an established East Lothian commuter town situated on the banks of the Firth of Forth approximately half a mile to the north of the A1 which is one of the main vehicular trunk roads that leads traffic east and south of Edinburgh towards Berwick Upon Tweed and the English/Scottish border. Prestonpans is located approximately three miles to the east of Musselburgh, 12 miles to the east of Edinburgh and approximately one mile to the north of Tranent, within the East Lothian region of Scotland. Redburn Road is situated within a residential neighbourhood with a few commercial occupiers including Scotmid.

DESCRIPTION

The subjects comprise an extensive ground floor Class 1A premises arranged over the ground floor of a two-storey detached building. Internally the subjects comprise an open plan space that benefits from a large storeroom, office & WC facilities to the rear. There is access to the side of the property suitable for loading. The property provides flexible space suitable for assembly & leisure, office, café or restaurant use subject to the necessary consents.

LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £16,000 per annum.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	198	2,131
TOTAL	198	2,131

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £11,100 per annum.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for rates relief on application by tenant.

EPC

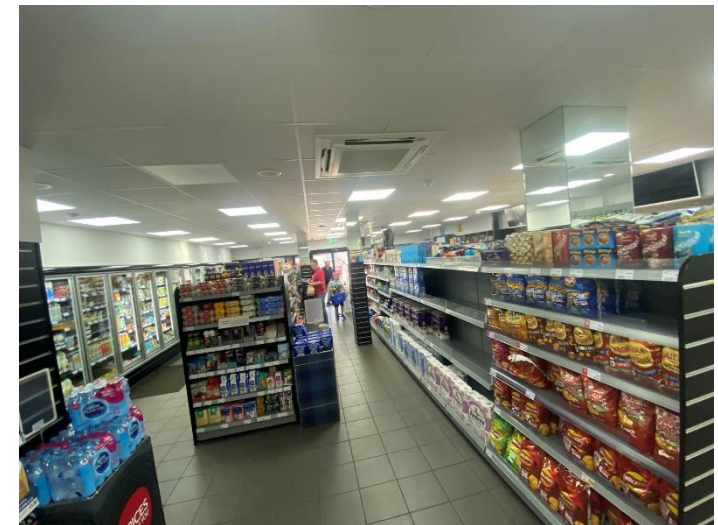
Released on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



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