

## GROUND FLOOR CLASS 1A PREMISES

- > LOCATED IN THE HEART OF NORTH BERWICK
- > **OFFERS OVER £350,000**
- > UNIQUE FREEHOLD OPPORTUNITY IN SOUGHT AFTER EAST LoTHIAN TOWN
- > BENEFITS FROM EXTREMELY HIGH LEVELS OF FOOTFALL AND PASSING TRAFFIC
- > PREMISES EXTENDS TO 68.93 SQM/ 742 SQFT
- > EXTENSIVE FRONTAGE FOR EXCEPTIONAL BRANDING OPPORTUNITY
- > ARRANGED OVER GROUND FLOOR
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO CONSENT
- > ON STREET PARKING IMMEDIATELY OUTSIDE



# FOR SALE

**118-120 HIGH STREET, NORTH BERWICK, EH39 4HA**

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## LOCATION

The subjects are located in the heart of North Berwick which is a popular East Lothian commuter town to Edinburgh City Centre. The well-established residential and commercial town is situated approximately 25 miles east of Edinburgh on the south shore of the Firth of Forth.

The subjects are prominently located on the north side of the High Street which benefits from extremely high levels of footfall, vehicular traffic & is home to national & local commercial occupiers including the Co-op, the Post Office & North Berwick Opticians.

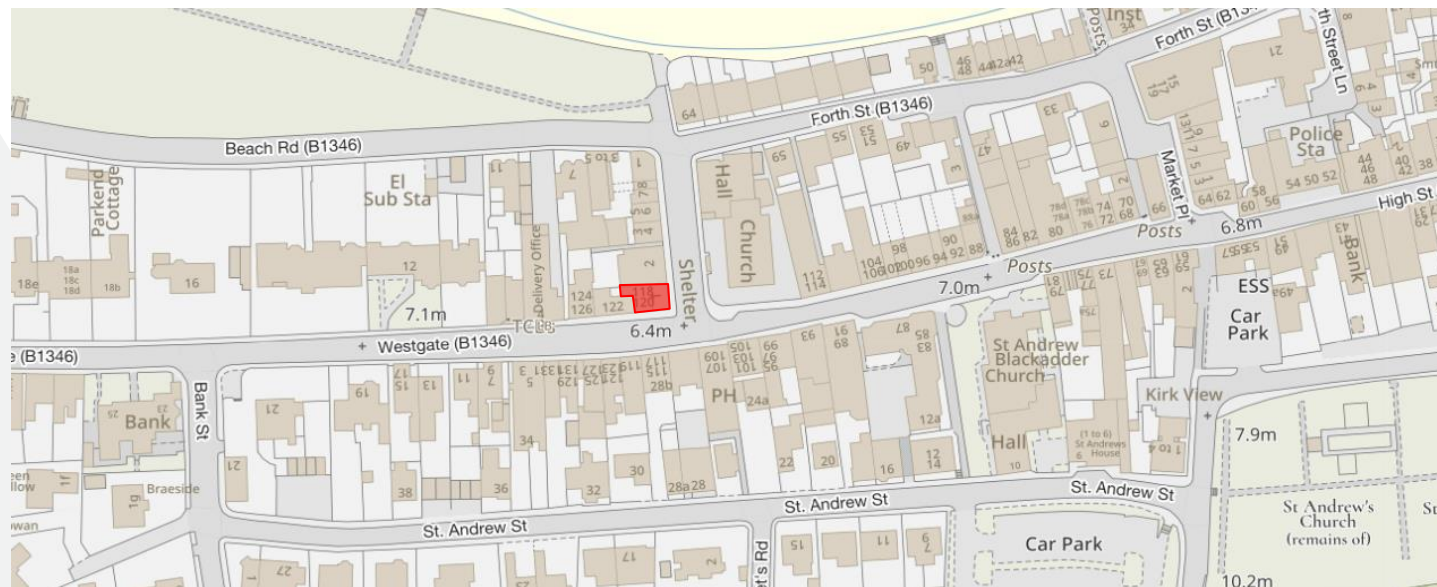
## DESCRIPTION

The premises comprises an attractive multi-windowed Class 1A unit, positioned on the corner with Church Road to the east, arranged over the ground floor of a two storey & attic traditional stone built property.

Internally, the accommodation comprises an open plan configuration with a tea preparation area and WC facilities to the rear. The property benefits from an attractive frontage onto the High Street & the open plan configuration offers flexibility for a variety of retail, cafe, professional services or leisure uses subject to obtaining the necessary planning consents. The subjects offer a rarely available freehold opportunity within the desirable town of North Berwick.

## PRICE

The subjects are being offered on a vacant freehold basis at offers over £350,000.



**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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground Floor	68.93	742
<b>TOTAL</b>	<b>68.93</b>	<b>742</b>

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 £14,400 which will result in net annual payable rates of approximately £4,303.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

### VAT

The property is VAT elected therefore VAT is payable on the price.

### LEGAL COSTS

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

### EPC

Released on application.

### ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers.

Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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