

ONLINE AUCTION

- > AUCTION DATE 18 APRIL 2024
- > PROMINENT GROUND FLOOR CLASS 1A PREMISES
- > LOCATED IN THE HEART OF DUNBAR'S TOWN CENTRE
- > PREMISES EXTENDS TO 60.54 SQM / 652 SQFT
- > GUIDE PRICE £30,000
- > WELL-PROPORTIONED UNIT SUITABLE FOR A VARIETY OF USES



FOR SALE

17 WEST PORT, DUNBAR, EH42 1BT

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234
www.shepherd.co.uk www.shepherd.co.uk/commercial-auctions

LOCATION

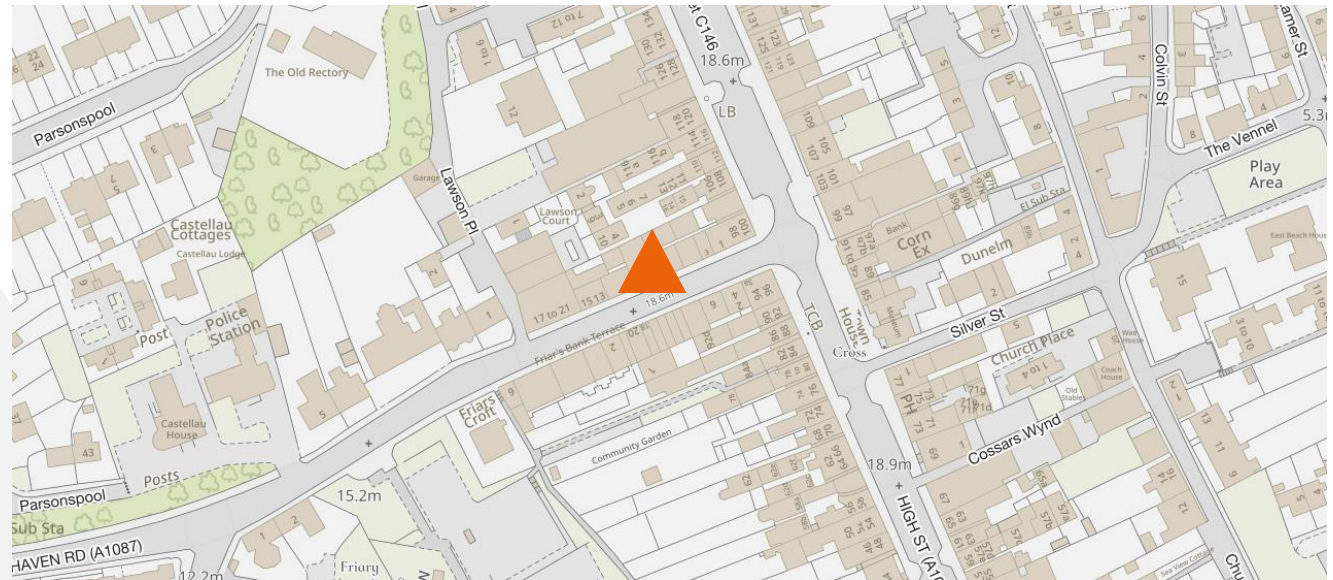
The property is prominently situated in the town centre of Dunbar on the north side of West Port which is one of the main vehicular routes leading traffic onto the High Street. The East Lothian town is located 30 miles from Edinburgh’s city centre & is easily accessible by train or car which take approximately 25 minutes & 45 minutes, respectively. The town centre is a popular local retail hub with residents and tourists. The property is surrounded by a mixture of residential and commercial occupiers including Vanity, Jacks Barbers & Corrieri Café.



DESCRIPTION

The property comprises a double windowed retail/office premises arranged over the ground floor of a three storey tenement. Internally the premises benefits from an open plan front shop with extensive storage accommodation and a WC facility to the rear.

Formally a veterinary practice the property benefits from class 1A consent therefore would be suitable for a professional service occupier, retail use or alternatively as a café subject to the necessary planning consent.



GUIDE PRICE

The property will have a guide price in the auction of £30,000.

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

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

Emily.anderson@shepherd.co.uk & Hannah.barnett@shepherd.co.uk

www.shepherd.co.uk



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	60.54	652
TOTAL	60.54	652

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 £5,200 which will allow for 100% rates relief subject to the tenants other commercial properties, if any.

LEGAL COSTS

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

EPC

Available on request.

PLANNING

The property would be suitable for office or retail use under the current use class but may also be suitable for café or hot food takeaway use subject to the necessary consent.



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AUCTION DATE

The auction will be held on 18 April 2024 at 2:30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you will be able to make an offer which will be referred to the sellers for their consideration.

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

There is no buyer's fees on this lot.

LEGAL PACK

The legal pack is available to view online.

VAT

See legal pack.

CONTACT DETAILS

Local Office Contact

Emily Anderson

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Edinburgh, EH3 8HA

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