

## CLASS 1A PREMISES

- > LOCATED IN THE EAST LOTHIAN TOWN OF TRANENT
- > LEASEHOLD OPPORTUNITY WITHIN THE HEART OF BUSTLING COMMERCIAL HUB
- > **OFFERS OVER £14,000 PER ANNUM**
- > PREMISES EXTENDS TO 183.94 SQM/ 1980 SQFT
- > GROUND FLOOR PREMISES
- > PROMINENTLY POSITIONED ON THE MAIN VEHICULAR ROUTE, THE A199 TRUNK ROAD
- > ATTRACTIVE DOUBLE FRONTAGE FOR EXCEPTIONAL BRANDING OPPORTUNITY
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING



**TO LET**

**89 HIGH STREET, TRANENT, EH33 1LW**

**CONTACT:** Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
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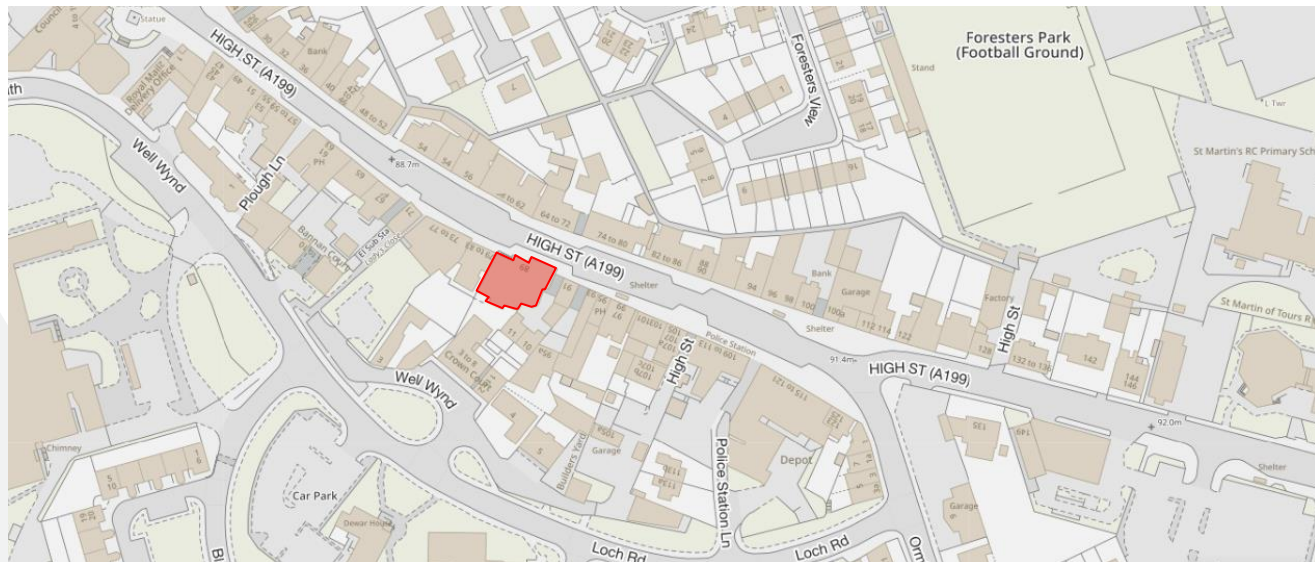


**LOCATION**

Tranent is an established East Lothian commuter town situated just off the main A1 dual carriageway leading a high volume of traffic east and south of Edinburgh. The subject property is prominently positioned on the south side of the High Street which forms part of the A199 trunk road which is the main vehicular thoroughfare through the town. In addition, the High Street is well represented by a strong mix of local and national occupiers including Ladbrokes, Janet's Florist, Well Pharmacy & Asda Supermarket which is a 5 minute walk away. Tranent and its surroundings has seen great development in recent years with Avant Homes Scotland recently acquiring a £31 million development for 92 new homes set to be delivered at the start of 2025. Additionally the development area of Blindwells has planning permission for 1600 houses and is located north of the town centre.

**DESCRIPTION**

The premises comprise a double windowed Class 1A premises arranged over the ground floor of a two storey property with a single storey projection to the front elevation. The property benefits from a large display frontage, allowing for excellent branding opportunities. Internally, the accommodation comprises a generous open plan front shop with staff areas, stores and W.C facilities to the rear. The subjects' open plan configuration offers an attractive proposition for a variety of retail, professional service, café or leisure uses subject to the necessary planning consents.

**LEASE TERMS**

The subjects are offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £14,000 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

Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) & Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk)

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ACCOMMODATION	SqM	SqFt
Ground Floor	183.94	1,980
<b>TOTAL</b>	<b>183.94</b>	<b>1,980</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 £14,700, resulting in net annual payable rates of £4,941. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy. A new occupier is entitled to 12 months rates relief.

**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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