

FOR SALE

200 High Street, Musselburgh, East Lothian, EH21 7DX

**GRAHAM
SIBBALD**

- A striking and prominent B Listed Office
- Town Centre Location
- Excellent Transport Links
- May suit a variety of alternative uses (STP)
- Offers Invited





LOCATION

The subjects are located within Musselburgh, the largest town in East Lothian on the coast of the Firth of Forth, just five miles east of Edinburgh city centre with an estimated population of some 21,000. Musselburgh is a popular commuting town to Edinburgh benefitting from excellent local amenities, shops, bars and restaurants.

More specifically, the subjects are located to the western edge of the High Street directly overlooking Bridge Street on the corner of Mall Avenue and the A6124. Immediately surrounding the subjects is the popular Caprice Italian Restaurant and East Coast Bus Depot. To the rear of the subjects is a privately run car park with private housing beyond. Directly to the front is the picturesque River Esk.

DESCRIPTION

200 High Street comprises an impressive detached B Listed church designed by the renowned R Thornton Shiells which originally dates back to 1843 before it was recast in 1889. Almost square plan with steeper pitched cross gables added, the subjects are of traditional stone construction surmounted by an ornate pitched and slated roof and benefits from a prominent frontage overlooking the River Esk and Bridge Street. To the rear of the property, a single storey stone extension adjoins which provides additional back of

house and ancillary storage space. The property was upgraded and converted following a change of use from leisure to offices in 2015.

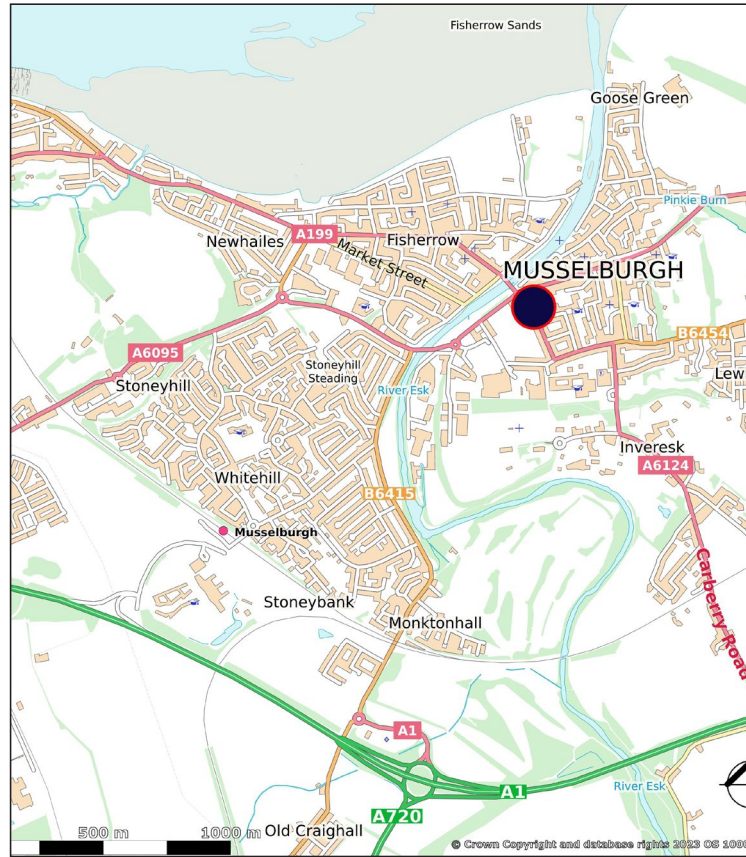
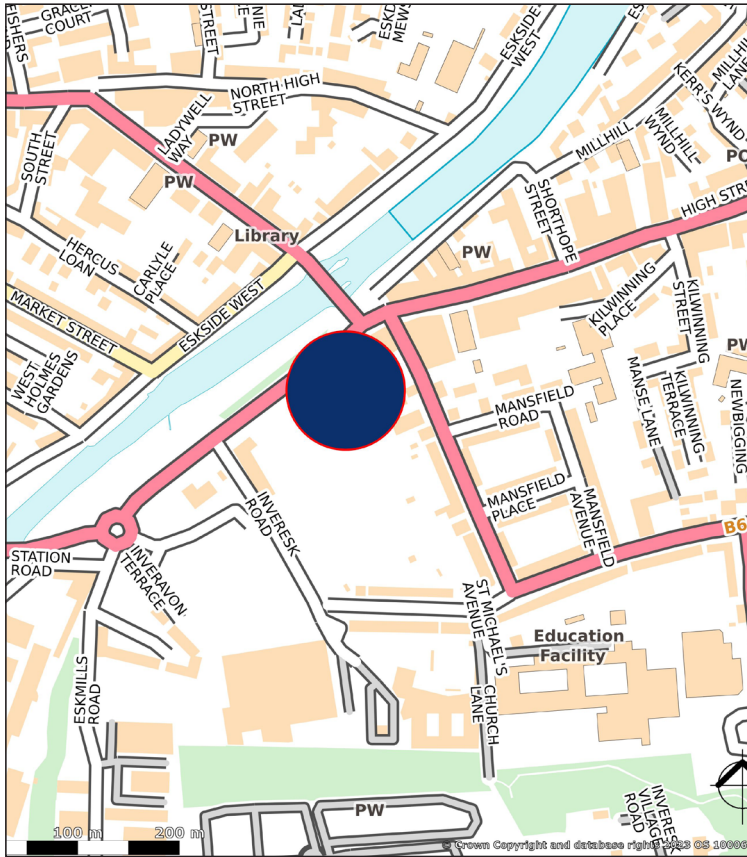
There are two points of access taken directly from the High Street. Internally the main church hall is currently laid out to provide flexible open plan office space with generous floor to ceiling heights created by the vaulted ceiling design. As part of the 2015 planning permission and due to the expansive height which the hall provides, a raised feature board room with floor to ceiling glazing was created which overlooks the main hall. Situated either side of the featured boardroom are two private offices. There is a basement store which is accessed externally from the eastern gable.

WC facilities are located at ground floor level off the main reception / hallway.

ACCOMMODATION

Ground Floor — WC's, Stores, Utilities Cupboard, Large Open Plan Office
First Floor — Feature boardroom + 2 x offices

Based on measurements taken, we have calculated that the property extends to 487.56 sqm (5248 sqft) or thereby.



To arrange a viewing please contact:



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Murdo McAndrew
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RATEABLE VALUE

According to the Scottish Assessors website, the subjects have a current rateable value of £46,100. Under current legislation, the property therefore qualifies for 100% vacant rates relief.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC report can be provided to interested parties on request.

OFFERS

We are inviting offers over £325,000 for the benefit of the heritable interest (Scottish equivalent to English Freehold) with vacant possession. Interested parties should formally notify their interest with the sole selling agent to be kept advised of any closing dates which may be set in due course.

Clean offers subject to title only will be favoured.

OPPORTUNITY

The building lends itself to continued office use but may also suit a variety of alternative uses such as community based focus groups, other religious organisations, soft play, nursery, leisure etc. Interested parties should discuss their proposed uses directly with the East Lothian Councils Planning team.

FURTHER INFORMATION & VIEWING

By contacting the sole selling agents Messrs Graham + Sibbald

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: November 2023