



FOR SALE/MAY LET
Class 1A Office
105 NORTH HIGH STREET
MUSSELBURGH
EAST LOTHIAN
EH21 6JA

- Class 1 A Office.
- NIA : 87.05 sq m (937 sq ft)
- Excellent pedestrian footfall and passing vehicular trade
- Suitable for owner occupation or investment purposes
- Offers over £160,000 excl of VAT.

LOCATION

The subjects are located on North High Street within Musselburgh, which is the largest settlement in East Lothian. Musselburgh lies approximately 5 miles east of Edinburgh's City Centre, being situated on the coast of the Firth of Forth, with the River Esk meandering through the town itself.

More specifically, the subjects are located on the North side of North High Street, in close proximity to where the Bridge Street joins to North High Street. The subjects are surrounded by both national and local covenants to include JD Wetherspoons, Dominos, Well Pharmacy and Tanz tanning salon.

The exact location of the subjects can be seen on the map appended below:

DESCRIPTION

The subjects comprise a ground floor office contained within a large 3 storey traditional stone built building with external rough cast render, surmounted by a part pitch and part flat roof covering.

Internally, the subjects comprise of an open plan office with 4 cellular rooms and storage cupboards. The property has a suspended floor with part carpet and part laminate. In addition, there is a suspended false ceiling with surface mounted fluorescent tube and LED lighting.

ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area of the subjects to be in the order of:

Total NIA: 87.05 sq m (937 sq ft)

SALE PRICE

Our client is seeking offers over £160,000 for the outright purchase of their heritable interest.

LEASE TERMS

Our client's preference is to sell but may lease. Any enquiries should be directed towards the sole selling agents.

RATES

According to the Scottish Assessors Association website, the property has a current rateable value of £7,800 per annum.

VAT

The prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole letting agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

REFERENCE:

ESA3224

DATE OF PUBLICATION:

January 2024

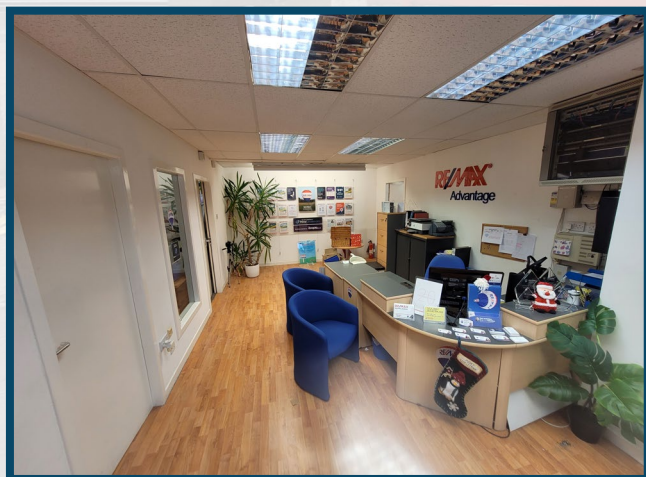
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