

TO LET

Industrial / Showroom / Retail Opportunity

- Benefits from a large secure yard / car park
- 290 sq m (3,125 sq ft)
- Modern Specification
- Prominent road side location
- Suitable for a variety of uses



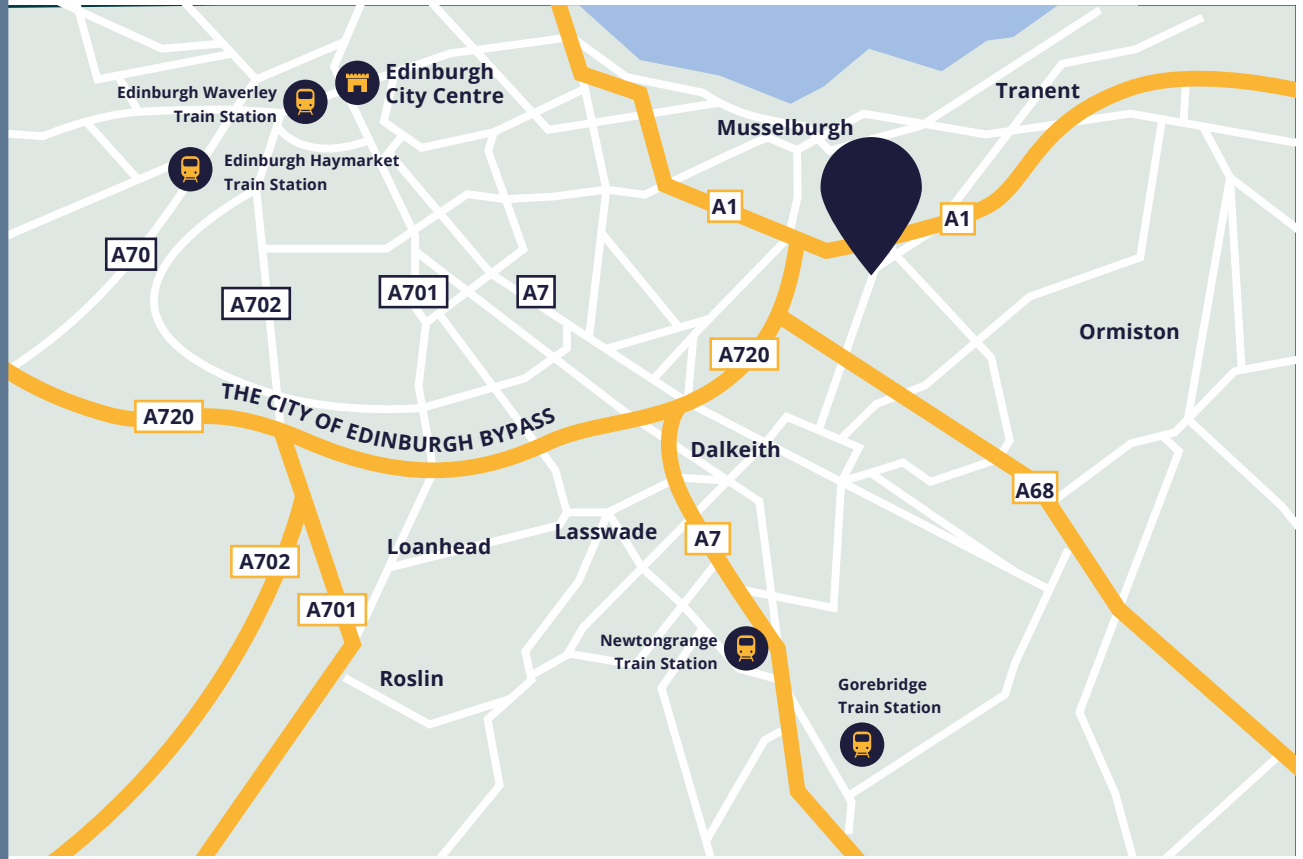
34C Whitecraig Road
Whitecraig
Musselburgh
East Lothian
EH21 8NE

Location

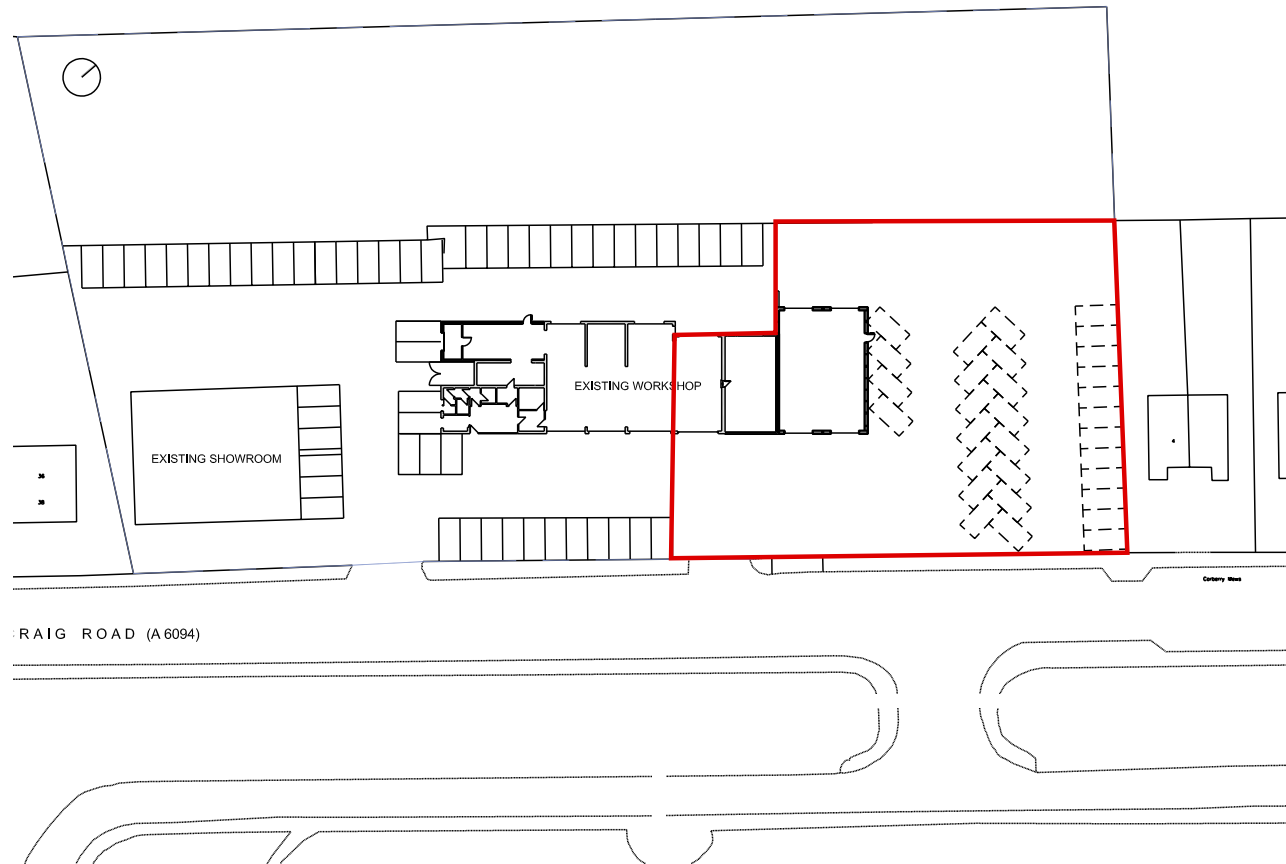
Whitecraig is a village located within East Lothian, situated between Musselburgh and Dalkeith. The village is approximately 8 miles to the east of Edinburgh's city centre and is highly accessible being only 1.5 miles to The City of Edinburgh City Bypass (A720) and 1 mile to the nearest junction on the A1 Motorway.

Whitecraig is undergoing rapid expansion and there are currently over 250 new houses under construction via Miller Homes. The adjoining town of Wallyford is also rapidly expanding with over 700 new homes currently under way.

The subject premises are situated near the centre of Whitecraig and benefit from a prominent location fronting on to the main thoroughfare, offering an excellent opportunity for showroom, trade counter or retail uses.



Site Plan



Description

The premises comprise a highly prominent end terrace showroom and separate workshop / industrial unit situated within a large secure yard and car park. The building are of steel frame construction with insulated steel clad walls, roofs and glazing throughout.

The property benefit from the following specification:

- Excellent natural daylight via glazed elevations
- Translucent roof panels
- Vehicle access doors throughout
- LED lighting
- 3 phase power supply
- Gas central heating
- Office space
- WC & Kitchen facilities

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of 290 sq m (3,125 sq ft).

In addition, the property benefits from a large yard / car park and the total site area extends to approximately 0.5 acres.

Business Rates

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority. The premises will be required to be re-assessed and interested parties are advised to make their own enquiries with the local Assessor as to the likely Rates Payable.



Available as a free or paid service.
Design and build opportunities available.



Use

The property currently has planning consent for use as a Commercial Garage and Showroom. Subject to planning consent, the property may also be suitable for the following uses:

- General Industrial
- Storage & Distribution
- Retail
- Supermarket

Terms

The property is available on a new full repairing and insuring lease at a rent of £38,000 per annum plus VAT for a term to be agreed. Further information on lease terms is available from the letting agent.

VAT

All rents will be subject to VAT.

Energy Performance Certificate

Available on request.

Viewing & Further Information

For further information or to arrange a viewing please contact the letting agents:

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