



STORAGE PREMISES

- > LOCATED IN THE HEART OF MUSSELBURGH TOWN CENTRE
- > OFFERS OVER £4.00 PER SQFT
- > PREMISES EXTENDS TO 331.75 SQM (3,571 SQFT)
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO OBTAINING PLANNING CONSENTS



TO LET

163 HIGH STREET, MUSSELBURGH, EH21 7DE

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LOCATION

The subjects are located within Musselburgh, a popular East Lothian commuter town situated approximately 6 miles to the east of Edinburgh. The premises is well positioned on the north side of the town's busy High Street near the junction with Bridge Street & Dalrymple Loan. Pedestrian access to the property is available from the High Street, along with a secondary vehicular & pedestrian access from Eskside East to the rear of the property overlooking the River Esk.

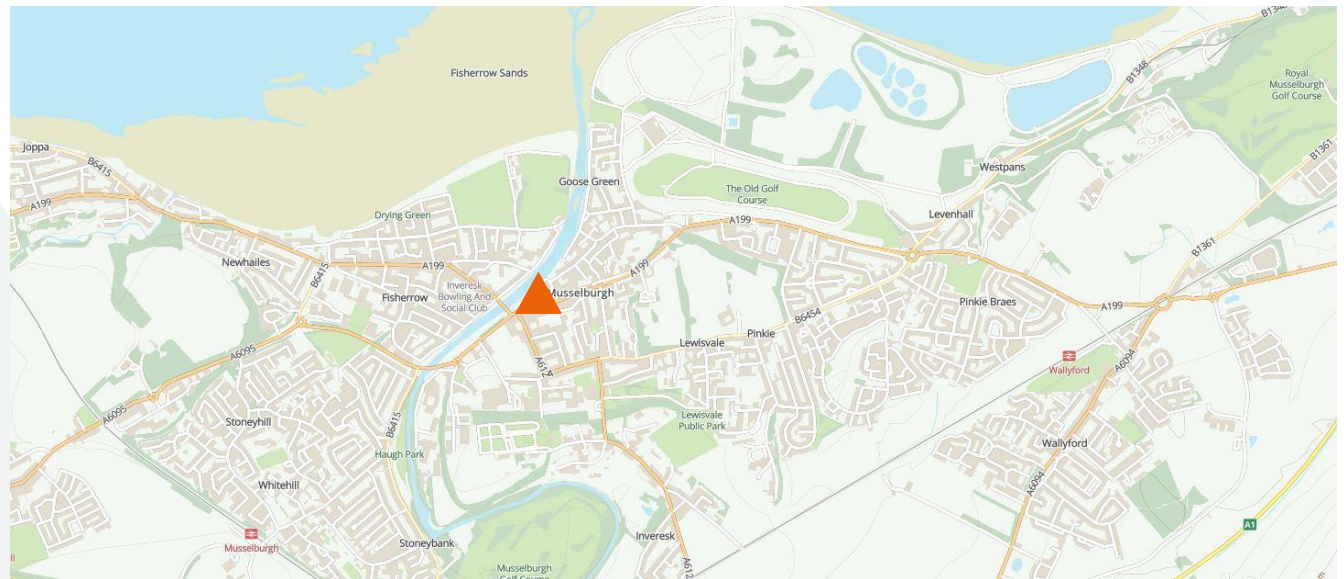
Occupiers in close proximity include, Savers, Bank of Scotland, Farm Foods & Eskside Pharmacy.

DESCRIPTION

The subjects comprise an extensive storage premises arranged over the ground & part first floor of a two storey, mid terraced tenement with a large extension to the rear. The subjects have two main access points, one from the High Street with the other to the rear on Eskside West. Internally the subjects comprise ground floor open plan space, additional storage rooms and W.C. facilities to the rear. The main accommodation benefits from skylights, a tall floor to ceiling height and would be suitable for a variety of purposes.

LEASE

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at £4.00 per square foot.



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

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

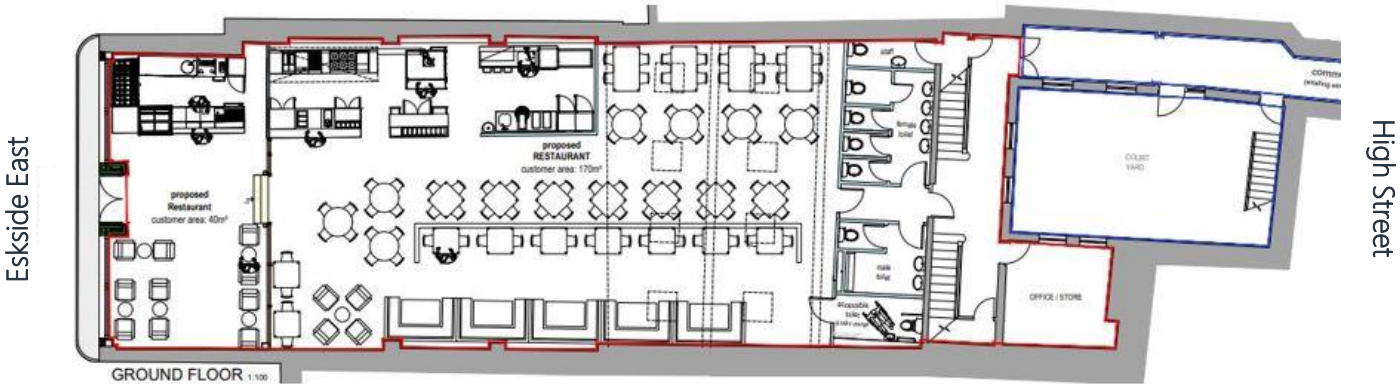
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ACCOMMODATION	SqM	SqFt
Ground Floor	290.57	3,128
First Floor	41.18	443
TOTAL	331.75	3,571

The areas above have been calculated on a gross 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 £24,500 which result in net annual payable rates of approximately £12,201.

EPC

Released on application.

VAT

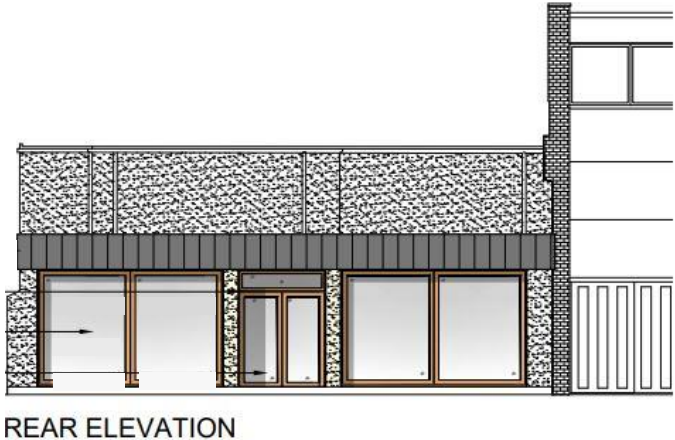
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

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

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th 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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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. MARCH 2023