

# AMBASSADOR COURT, MUSSELBURGH, EH21 7AQ

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### AMBASSADOR COURT, MUSSELBURGH, EH21 7AQ

#### **LOCATION**

The subjects are located within Musselburgh, a popular East Lothian commuter town situated approximately 6 miles to the east of Edinburgh.

The building and 2 car parking spaces are accessed via a pend from the south side of the town's busy High Street. The two spaces are situated directly behind 12 High Street. The building is located approximately 10 meters from the car parking spaces which is located adjacent to the residential development, Ambassador Court which is strictly private and monitored by a parking charge company.

#### **DESCRIPTION**

The subject comprises a brick-built externally rendered single storey building under a flat left roof currently suitable for storage. Internally the property benefits from painted walls, electric storage heaters & strip lighting.

The site extends to approximately 56 sqm and there have been indicative plans drawn to extend the building to create a modern office or studio apartment.

This is a unique freehold opportunity within the heart of the sought-after East Lothian town.

#### **PURCHASE OPTION**

The building and car parking spaces can be purchased together or separately, subject to requirements. Please request further details upon enquiry.

#### **PRICE**

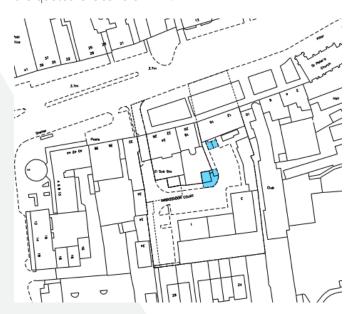
The subjects are being offered on a freehold basis at offers over £50,000.

#### **LEGAL COSTS**

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

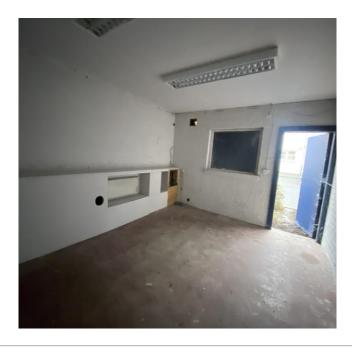
### **VAT**

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



ACCOMMODATION	SqM	SqFt
Ground Floor	16.16	174
Site	56.16	604

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.



## 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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