

TO LET
RETAIL (CLASS 1A)



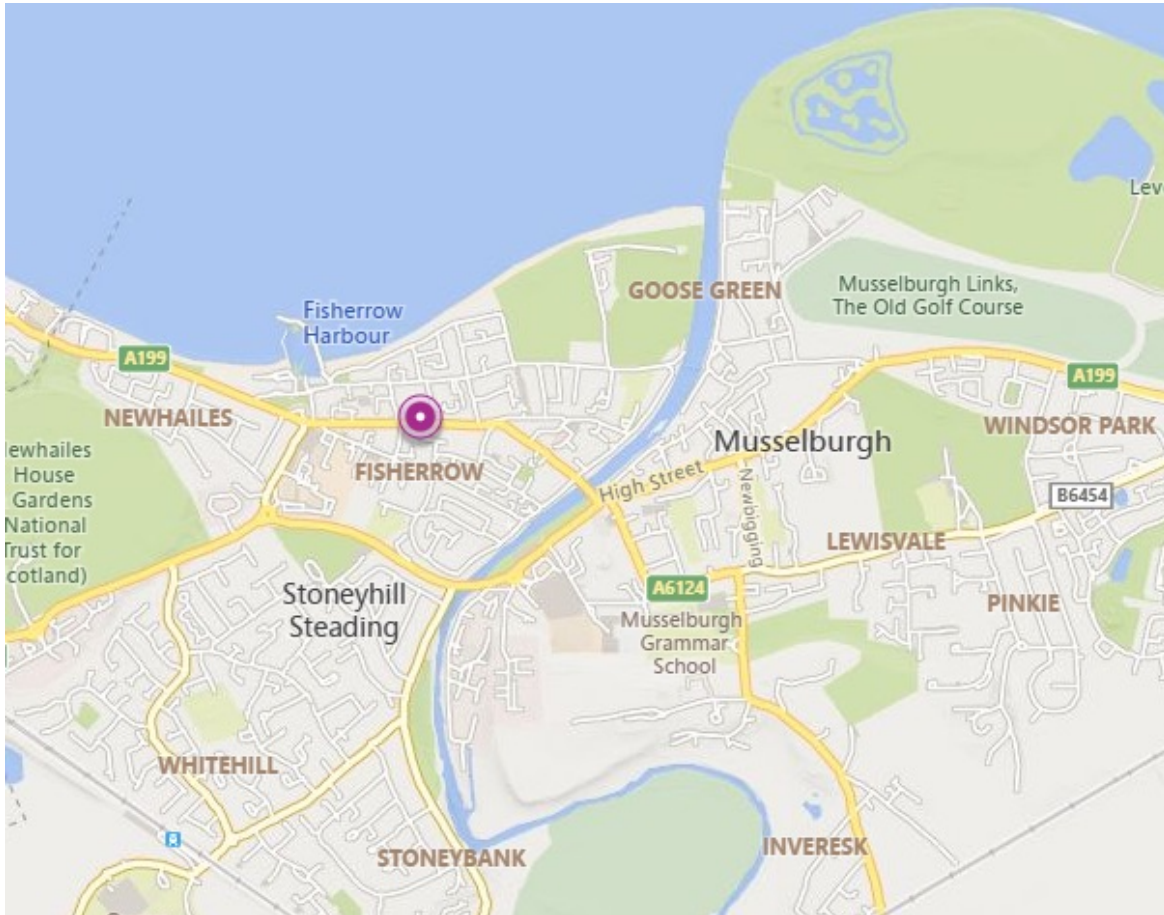
199-201 North High Street,
Musselburgh, EH21 6AP

- Town centre location
- Prominent retail unit extending to 72 sqm (775 sqft)
- Suitable for variety of uses within Class 1A
- Quoting Rent: £14,000 per annum (Exclusive of VAT)

LOCATION

Musselburgh forms the largest settlement within East Lothian with a resident population in the order of 21,000 people. The town is in close proximity to Edinburgh, and attracts visitors all year round due to its coast location and its proximity to arterial routes, most notably the A1 and the Edinburgh City Bypass.

More specifically, the subjects are located on North High Street, a popular retail location within the town centre, boasting a variety of local and national occupiers including Domino's Pizza, Lidl and Boots Pharmacy nearby. Thus, attracting high levels of footfall and passing vehicular activity.



DESCRIPTION

The subjects comprise a single storey retail unit, providing a spacious open plan sales area suitable for a variety of retail uses.

The property benefits from a prominent shop frontage incorporating a double-glazed dual display frontage with a pedestrian entrance, allowing for good visibility and natural light to the sales area.

To the rear of the unit are two meeting/staff rooms together with ancillary kitchenette and WC facilities, providing practical back-of-house accommodation.

ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area bases:

Total: 72 sqm (775 sqft)

EPC

EPC will be available upon request.

RENT

£14,000 per annum (Exclusive of VAT).

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a rateable value of £12,500, with effect from April 2026.

LEGAL COSTS + VAT

Each party has to bear their own legal costs.



To arrange a viewing please contact:



MURDO MCANDREW
Associate

murdo.mcandrew@g-s.co.uk
07799 159 665



JAMIE STEPHEN
Viewing Agent

jamie.stephen@g-s.co.uk
0131 240 5311

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.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: Jan 2026

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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.