

SAT NAV EH21 7DZ

UNIT 1 176 HIGH STREET MUSSELBURGH

TO LET

HIGH PROFILE LOCATION RETAIL PREMISES

Ground Floor Sales
5,486 sq ft (509.65 sq m)

Staff / Storage Area
2,627 sq ft (244.05 sq m)

CANNING VALE
PROPERTY

0141 266 0240



PRIME LOCATION

Musselburgh is a popular market town approximately 5 miles east of Edinburgh city centre. Musselburgh has a resident population of approximately 21,900 people, and draws on a wider catchment population for the rest of East Lothian and East Edinburgh.



SITUATION

The subject premises occupy a prominent corner position on the edge of the High Street, which is the primary retail thoroughfare for the town.

The subjects are positioned a short walk from a large Tesco Extra which is located to the east of the High Street.

Nearby occupiers include:



DESCRIPTION

The premises comprise a modern retail building with fully glazed frontage arranged over the ground floor only. The rear staff / storage area is at a raised level.

The premises also have a separate means of escape to the rear.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice 6th Edition (2015). The main gross internal areas are as follows:

Ground Floor Sales	5,486 sq ft	509.65 sq m
Staff / Storage Area	2,627 sq ft	244.05 sq m



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RENT

Upon application.

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll from April 2023 as follows:

Rateable Value	£38,600
Commercial Rates Poundage	£0.498
Rates Payable	£19,222.80

LEASE TERMS

The premises are available on the basis of a new Full Repairing and Insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

PLANNING

The premises are suitable for Class 1A (Retail) consent for retail, office and restaurant consents.

The premises may also be suitable for other leisure uses subject to securing the necessary planning consents.



LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing Tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

ENTRY

By agreement and subject to vacant possession.

EPC

EPC rating details available upon request.



FURTHER INFORMATION

Strictly by appointment through the sole letting agents.

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