



Prominent Retail Unit or Leisure Opportunity

Ground Floor Total NIA: 18,271 sq ft

Rent: On Application

Location

Musselburgh is a popular market town, approximately 5 miles east of Edinburgh city centre. Musselburgh has a resident population of approximately 21,900 persons, but with a wider catchment population from the rest of East Lothian and East Edinburgh.

The property occupies a prominent position on Musselburgh High Street at the junction of High Street, New Bridge and Dalrymple Loan. The south side of the High Street where the subjects are situated is considered to be the prime pitch in the town.

Nearby occupiers include [Farmfoods](#), [Boots the Chemist](#), [M&Co](#), [Specsavers](#), [Costa Coffee](#) and [B&M](#).

Description

The premises comprise two large ground floor modern retail units providing predominantly sales accommodation with a raised storage area to the rear. The property is split to create two retail units with both units benefitting from large display windows. There is a loading area to the rear.

Accommodation

The premises are arranged over ground floor, with a large frontage and comprise the following approximate net internal areas:

Unit 1 (Sales): 5,385 sq ft / 500.46 sqm
Unit 1 (Staff/Storage): 2,320 sq ft / 215.61 sqm

Unit 2 (Sales): 6,310 sq ft / 586.43 sqm
Unit 2 (Staff/Storage): 4,256 sq ft / 395.53 sqm

Ground Floor Total NIA: 18,271 sq ft

Opportunity

The property is available subject to vacant possession.
The property is available in part or whole.

Lease

The subjects are available on a new full repairing and insuring lease for a minimum term of 10 years incorporating an upward only review in the 5th year of occupation.

Rent

Rental offers are invited to lease the premises on an FRI basis.

Rates

Unit 1

Rateable Value: £71,000
UBR (2021/22): £0.503
Rates Payable: £35,713 pa

Unit 2

Rateable Value: £61,300
UBR (2021/22): £0.503
Rates Payable: £30,833 pa

Planning

The premises benefit from having Class 1 consent.
Potential for Class 11, subject to planning.

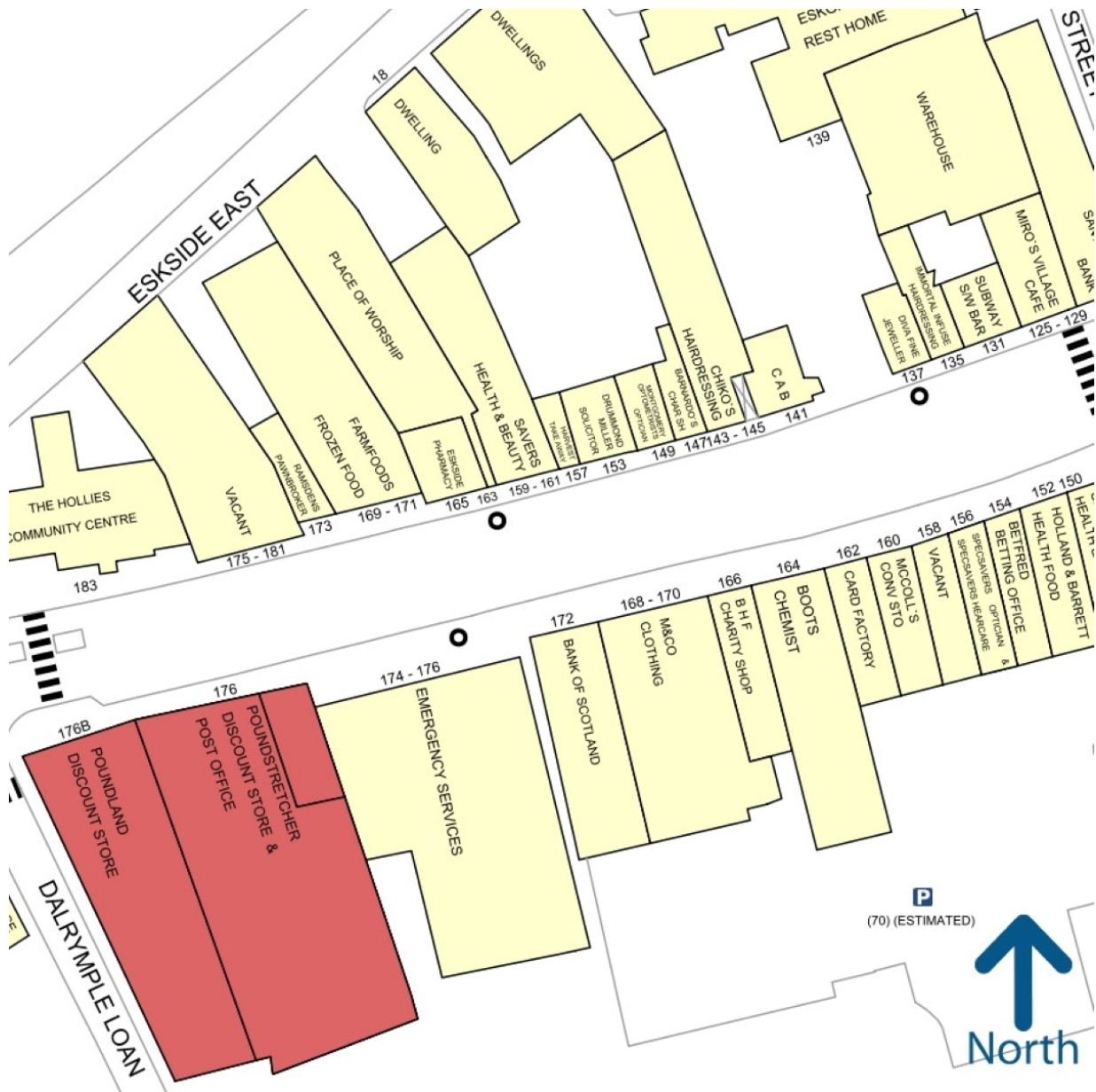
EPC

This property has an EPC rating of G.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.





Viewing

Viewing strictly by appointment through Orinsen.

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