

DM HALL

To Let/
May sell

Class 1A

52 High Street,
Tranent,
EH33 1HQ



70.82 SQ M
762 SQ FT

Property Details

- Prominent position on busy high Street
- High levels of passing vehicular traffic and pedestrian footfall
- Suitable for all class 1A uses
- Premises available by way of assignation, new lease or outright heritable purchase

LOCATION:

The subjects are centrally located in Tranent, a well-established town in East Lothian, approximately 10 miles east of Edinburgh. The property benefits from a prominent High Street position with good visibility and passing trade.

Tranent offers strong transport links, with easy access to the A1 and regular bus services connecting to Edinburgh and surrounding areas. The town has a mix of national and independent retailers, supermarkets, and other amenities, making it a convenient and well-serviced location for businesses.

Neighbouring occupiers include Greggs, Lloyds Pharmacy, Ladbrokes and McKinnon Forbes solicitors and estate agents.

DESCRIPTION:

The subjects comprise an end terraced Class 1A premises located on the ground floor of a 2-storey building. The property is of traditional stone construction, surmounted by pitched and tiled roof.



Internally, the subjects are configured with a sales area to the front with a generous area to the rear, comprising of stock/staff room, kitchenette and W/C.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis as follows:

FLOOR	SQ M	SQ FT
Ground	70.82	762

SERVICES:

We understand that the subjects benefit from electricity, mains water and mains drainage.

LEASE TERMS:

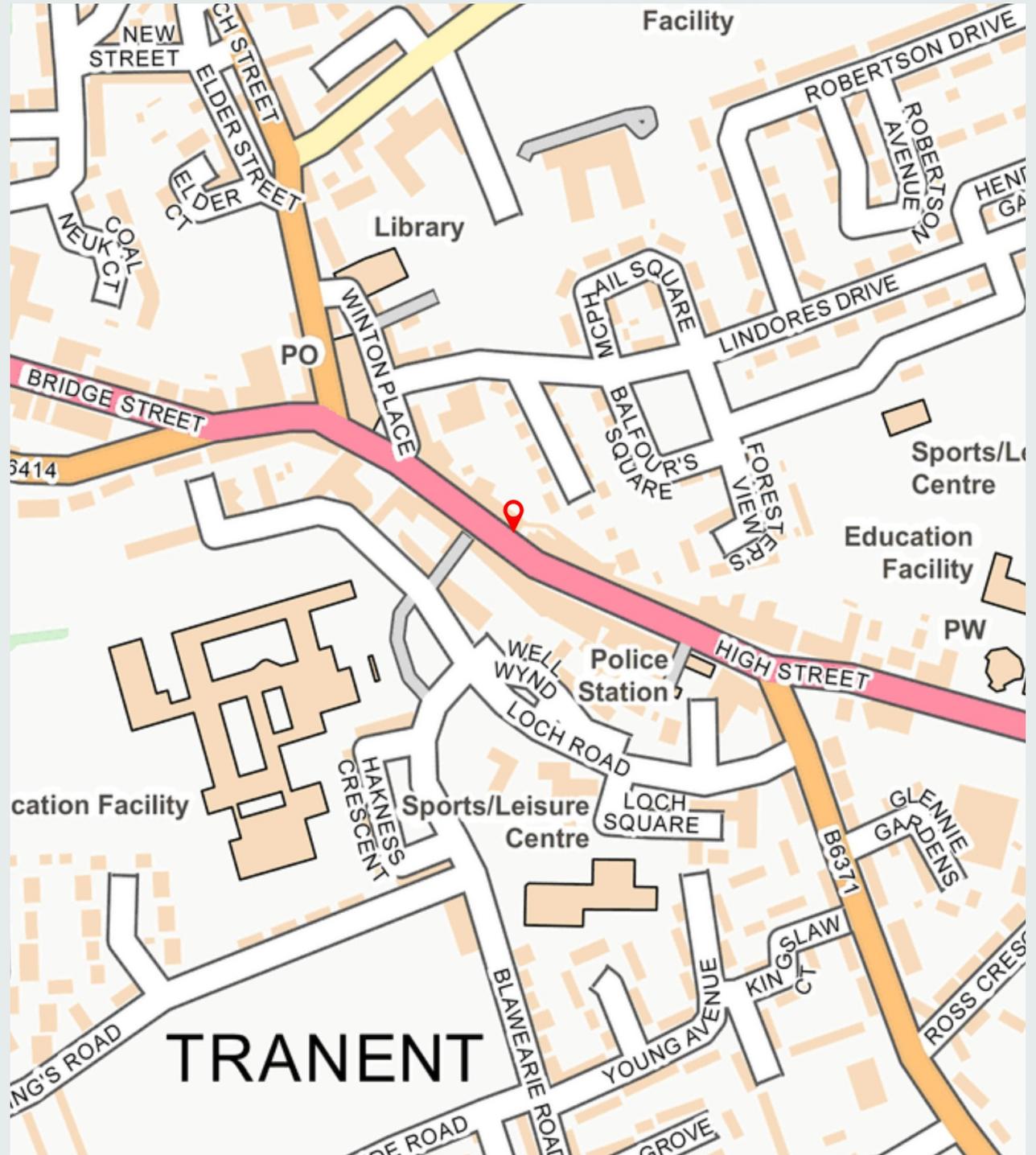
The property is available on an assignation on the following terms:

Lease Start	01/12/2022
Lease expiry	30/11/2032
Rent	£15,000 per annum
Rent review	01/12/2027
Break date	01/12/2027
Lease Type	FRI

More details are available on enquiry to parties with serious interest. Our client may also consider a new lease on terms to be discussed.

SALE TERMS:

Our client may consider a sale of their heritable interest, should an appropriate offer be made.



Property Details

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

PROPOSAL:

Any proposals to purchase should be sent directly to the sole letting/selling agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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DM HALL



Regulated by
RICS