

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-served 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

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors