

DM HALL

For Sale

Office/
Development
Opportunity (STP)

65 High Street,
Tranent,
EH33 1LN



140.83 SQ M
1,516 SQ FT

Property Details

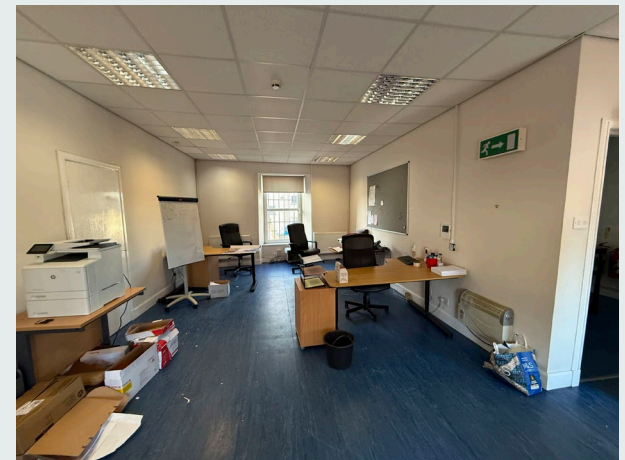
- Rarely available vacant office premises available for outright heritable purchase
- Located in established East Lothian town of Tranent
- Situated on prominent position on bustling Tranent High Street
- Premises may be suitable for residential conversion (STP)
- Excellent passing vehicular trade and pedestrian footfall
- Offers over £245,000 (exc. of VAT)

LOCATION:

The subjects are centrally located on Tranent High Street, 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.

The exact location of the subjects can be seen on the appended map:



Property Details

DESCRIPTION:

The subjects comprise a ground and first floor mid-terraced premises of traditional stone construction, surmounted by a pitched and slated roof. The building benefits from being situated on an excellent pitch on the high street, with access taken via a centrally located pedestrian entrance door.

Internally, the subjects offer a mix of cellular and open plan office accommodation with kitchen and rear garden access at ground floor level, that is arranged around a centrally located staircase. The first floor offers further open plan office accommodation, with another kitchenette and two W/C compartments located just off the first floor hallway.

ACCOMMODATION & FLOOR AREAS :

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

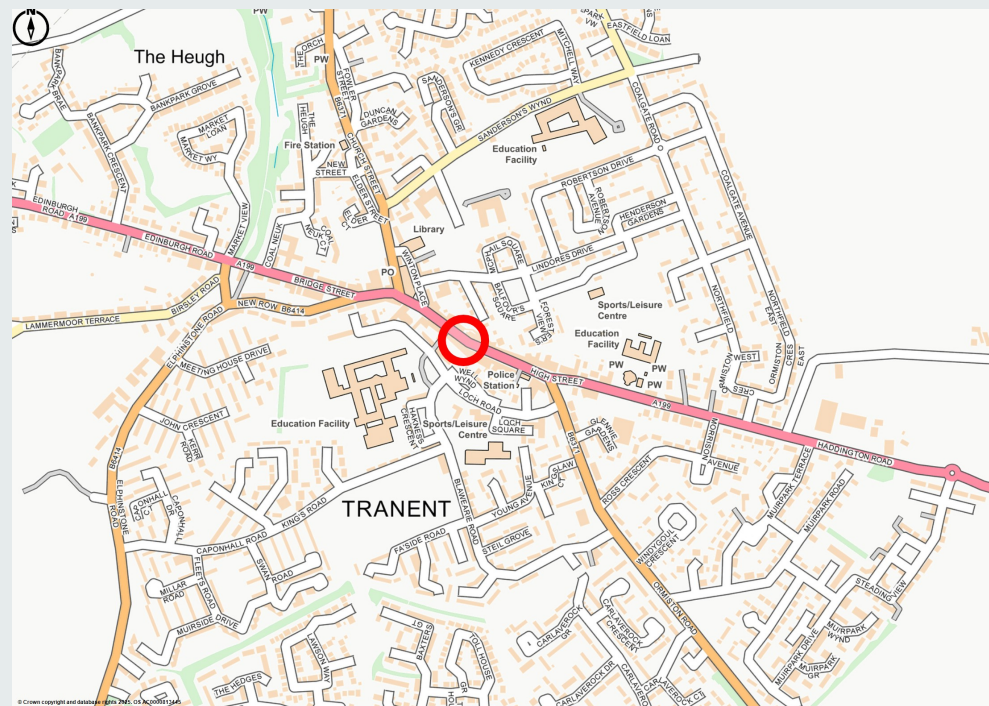
FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Hallway, office, kitchen	68.22	734
First	Offices, W/C, kitchenette	72.61	782
TOTAL		140.83	1,516

SERVICES:

We understand the premises to benefit from mains electricity, gas, water and sewerage.

SALE TERMS:

Our clients are seeking offers over £245,000 for the outright purchase of their heritable interest (Scottish equivalent of English freehold).



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ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a cumulative Rateable Value of £10,800 per annum.

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

PROPOSAL:

All proposals to purchase the premises should be directed towards the sole marketing agents on the below details.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSC

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

edinburghagency@dmhall.co.uk



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