

## REFURBISHED CLASS 1A PREMISES

- > LOCATED IN THE HEART OF DUNBAR TOWN CENTRE
- > EXTENSIVE GROUND FLOOR PREMISES
- > PREMISES EXTENDS TO 292 SQM / 3,143 SQFT
- > **OFFERS OVER £40,000 PER ANNUM**
- > RECENTLY REFURBISHED TO A HIGH STANDARD
- > POTENTIAL FOR VARIETY OF USES SUBJECT TO CONSENT
- > ON STREET CAR PARKING DIRECTLY OUTSIDE



**TO LET**

**130 HIGH STREET, DUNBAR, EH42 1JJ**

**CONTACT:** Emily Anderson, [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk), 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Louis Jones, [louis.jones@shepherd.co.uk](mailto:louis.jones@shepherd.co.uk), 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)





## LOCATION

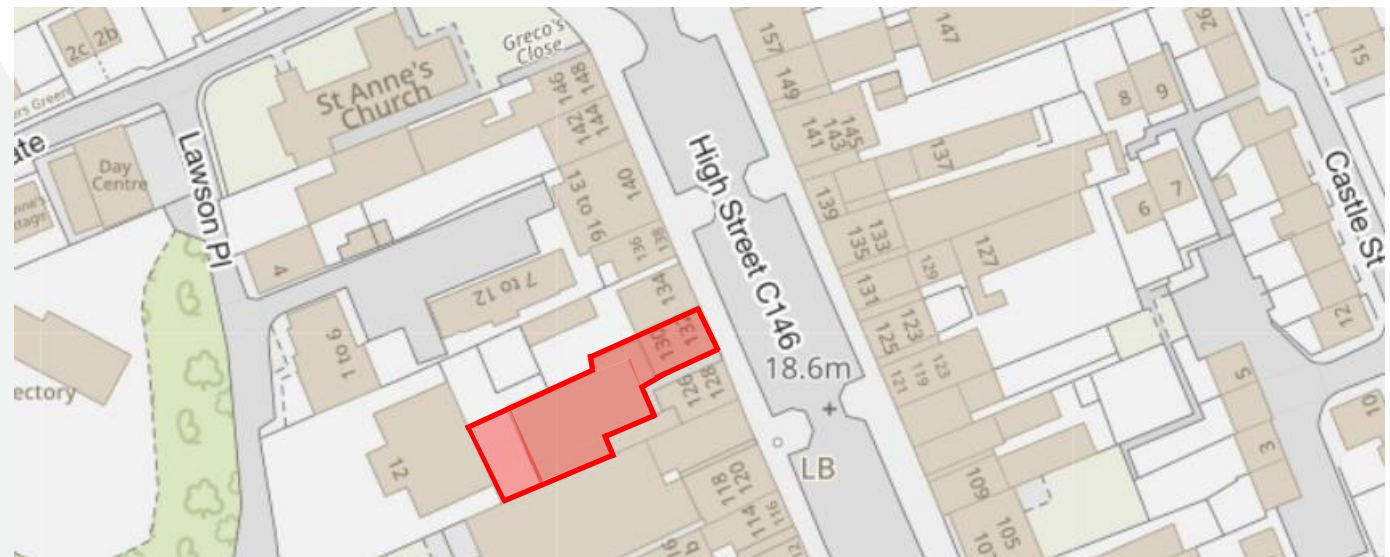
The property is situated on the west side of Dunbar High Street, 30 miles from Edinburgh's city centre. Prominently located on the high street the premises benefits from a high volume of vehicular and pedestrian traffic. Dunbar is positioned off the A1, which offers direct access from Edinburgh and the south, as well as being conveniently situated on the major east coast railway line. The neighbouring occupiers include Pixie Rose Florist, The Co-op, Turnbull's Hardware, Ladbrokes, Bank of Scotland, and The Food Hamper.

## DESCRIPTION

The subject comprises a class 1A premises, arranged over the ground floor of a 3 storey traditional stone built tenement. Internally the property contains a front shop which extends into a large open plan area to the rear. To the rear of the property there is an external courtyard. Formerly a bakery, the unit has recently been refurbished to shell condition, creating an ideal opportunity for an occupier to fitout the unit to suit their requirements. The premises provides a versatile space suitable for a variety of uses including restaurant, leisure, retail, café and office.

## LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £40,000 per annum.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson, [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) & Louis Jones, [louis.jones@shepherd.co.uk](mailto:louis.jones@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



ACCOMMODATION	SqM	SqFt
Ground Floor	292	3,143
<b>TOTAL</b>	<b>292</b>	<b>3,143</b>

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

**RATEABLE VALUE**

The premises will require a reassessment by the Joint Lothian Valuation Board upon the entry of a new tenant/occupier.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

**VAT**

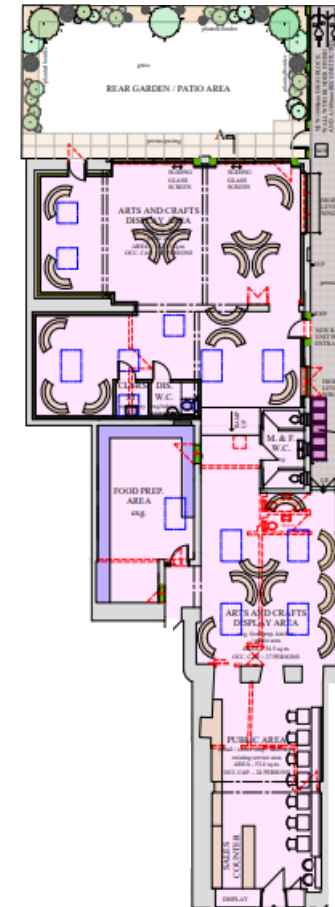
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**LEGAL COSTS**

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

**EPC**

Released on application



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson, [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) & Louis Jones, [louis.jones@shepherd.co.uk](mailto:louis.jones@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **AUGUST 2023**