

FOR SALE

GROUND FLOOR CLASS 1A PREMISES

Located in the heart of Haddington,
East Lothian

Offers over £115,000

Unique freehold opportunity in
sought after East Lothian town

Premises extend to 39.41 sqm (421
sqft).

Qualifies for 100% Small Business
Rates Relief

Benefits from extremely high levels
of footfall and passing traffic

On street parking immediately
outside



WHAT 3 WORDS



75 HIGH STREET, HADDINGTON, EH41 3EP

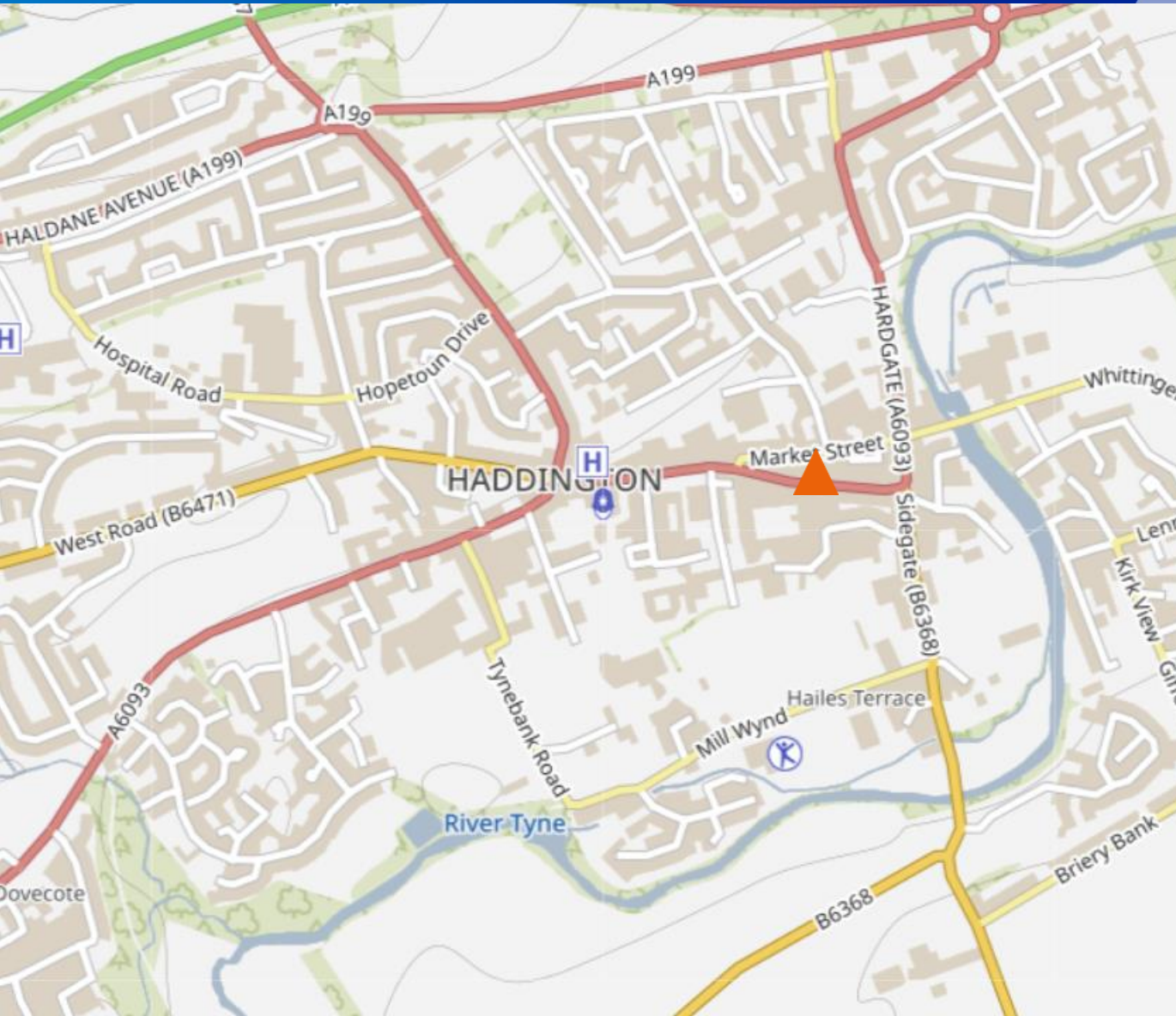
CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk





Location

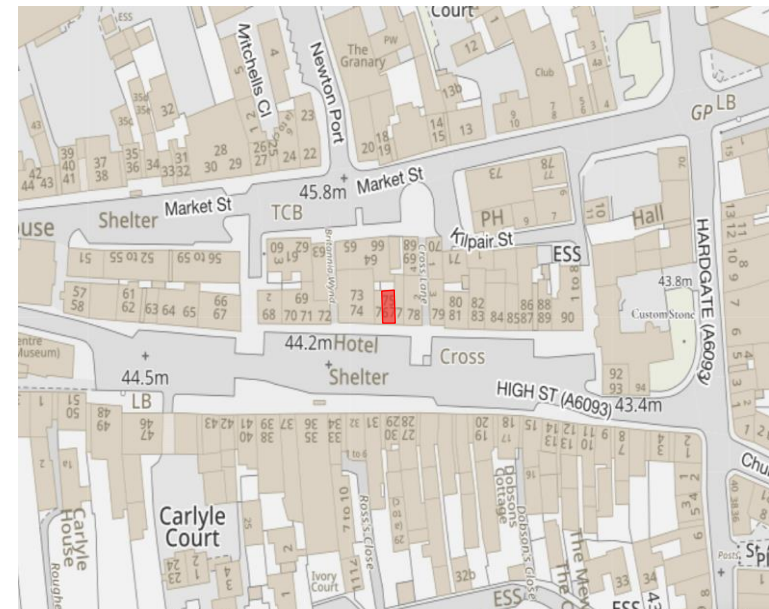
75 HIGH STREET, HADDINGTON, EH41 3EP



Location

The subjects are located within the East Lothian town of Haddington, which lies 17 miles east of Edinburgh. Haddington is situated beneath the Garleton Hills on the banks of the River Tyne and is located within close proximity to the A1, which provides an efficient transport link into Edinburgh's city centre.

More specifically, the subject property is located on the north side of the High Street (A6093) in a block bounded by Cross Lane to the east and Britannia Wynd to the west, within the town's main commercial thoroughfare. The High Street is home to both local and national occupiers including Boots, Baynes, St Columba's Hospice & Lux Nails.



Class 1A Premises in East Lothian



FIND ON GOOGLE MAPS



Description

75 HIGH STREET, HADDINGTON, EH41 3EP



Description

The subjects comprise a Class 1A premises arranged over the ground floor of a three storey and attic stone build mid terraced property surmounted by a pitched and slated roof. The property has a traditional timber painted frontage with a glazed display window.

Internally, the accommodation comprises a front shop/sales area with a staff room, appointment room & WC facilities to the rear. The subjects open plan configuration offers flexibility for a variety of retail, cafe, professional services or leisure uses subject to obtaining the necessary planning consents. The subjects offer a rarely available freehold opportunity within the desirable town of Haddington.

Accommodation

Description	m ²	ft ²
Ground Floor	39.10	421
TOTAL	39.10	421

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Price

The subjects are being offered on a vacant freehold basis at offers over of £115,000.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £6,100 which qualifies for 100% rates relief under the Small Business Rates Relief.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of beginning the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

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/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

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



Emily Anderson

Emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA
t: 0131 225 1234



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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. **July 2024**