



Prominent Retail Unit - For Sale / May Let Busy Town Centre Location

Sale Price: Offers over £110,000
*Exclusive of VAT

Ground Floor: 429 sq ft

Location

Tranent is a popular town located in East Lothian, approximately 12 miles east of Edinburgh with a resident population of circa 12,500.

The subjects occupy a prominent position on Winton Place, situated just off the High Street benefitting from high levels of passing traffic and footfall. Nearby occupiers include [Greggs](#), [VPZ](#), [Domino's](#), [Premier](#), [Ladbrokes](#), [The Fraser Centre](#) and [Tranent Barbers](#).

Accommodation

The premises are arranged over ground floor only and comprise the following approximate net internal area:

Ground Floor: 429 sq ft / 39.87 sqm

Description

The subjects occupy the ground floor level of a traditional two-storey stone built tenement building, held under a pitched and slated roof. The property boasts two large glazed windows on the facade, offering great visibility from the High Street.

Internally, the subjects comprise an open plan space which has been divided into well sized office rooms to facilitate its previous use and is in excellent decorative order throughout. The subjects also benefit from a modern tea prep area and w/c facilities.

There is on street parking directly outside the property as well as a large public car park within close walking distance.

Sale Price

Offers over **£110,000** exclusive of VAT are sought for our client's heritable interest.

Lease

Offers on a leasehold basis may also be considered. Terms provided on application.

Rates

Rateable Value: **£4,400**

The premises qualify for 100% Business Rates Relief (no rates payable) under the Small Business Bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.

Planning

The premises benefit from having **Class 1A** consent.

EPC

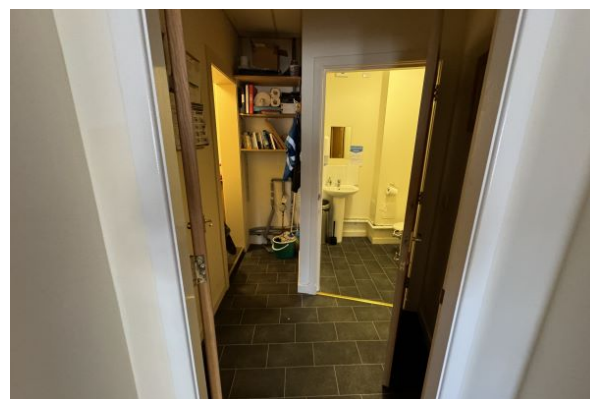
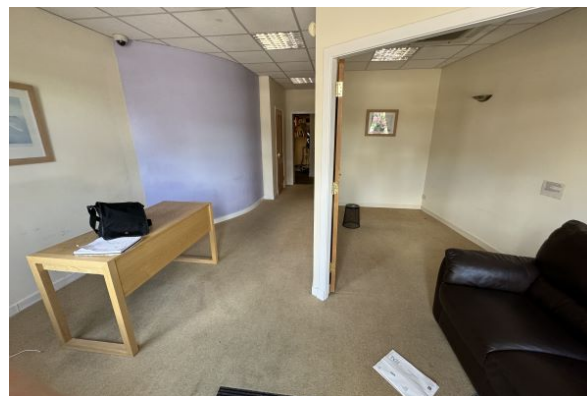
The property has an EPC rating of D.

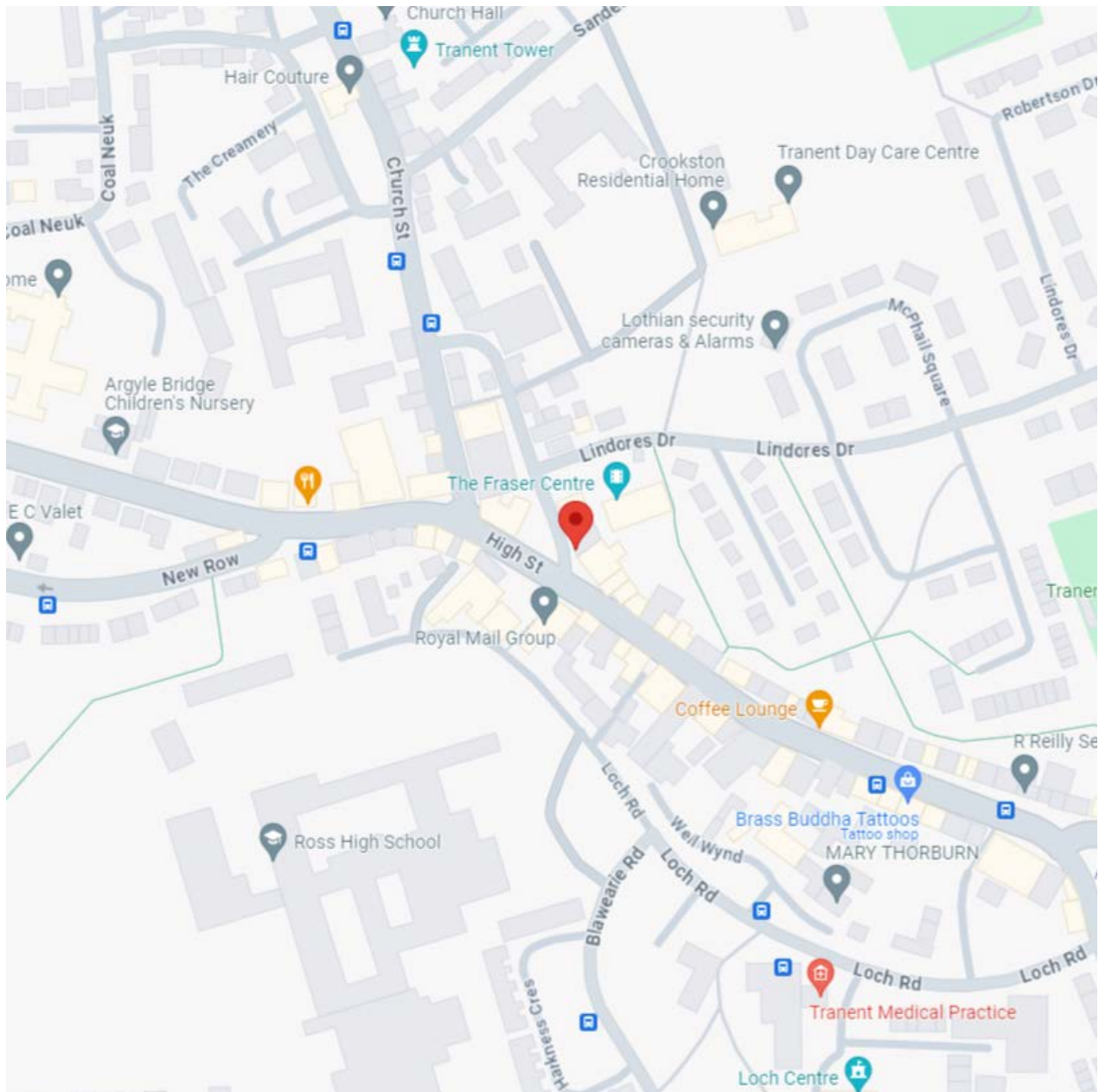
Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.





Viewing strictly by appointment through ORINSEN

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