

# DM HALL

For Sale/  
May Let

REDUCED  
ASKING PRICES



**Class 3 Premises**  
(Suitable for Class 1A)

**7 Market Street,  
Haddington,  
East Lothian,  
EH41 3JL**

**82.96 SQ M  
892 SQ FT**

# Property Details

- Rarely available and historic category A premises within the centre of Haddington, East Lothian
- Benefits from class 3 consent / Also suitable for class 1A use
- Refurbished to an excellent “white box” standard, ready for new tenant fit-out and occupation
- Available on a FOR SALE / MAY LET basis
- Benefits from excellent passing vehicular trade and pedestrian footfall
- Offers over £220,000 for purchase / Offers over £19,500 per annum for lease

## LOCATION:

The subjects are located within the historic East Lothian market town of Haddington, approximately 20 miles east of Edinburgh's city centre. Haddington itself is easily accessible and lies just off the A1, which is one of the main arterial routes that links Scotland to England. Major other East Lothian towns such as North Berwick, Gullane and Aberlady and further located within 10 miles of Haddington.

The premises itself is situated on Market Street, which runs adjacent to the High Street and is located approximately 120m from the junction splitting Market Street, Hardgate and Victoria Terrace.

The location of the premises can be seen on appended plan.

## DESCRIPTION:

The subjects comprise a ground floor premises with recently granted class 3 consent, contained as part of a larger 3 storey category A stone built building, surmounted by what appears to be part flat and part pitched and slated roof coverings.

Internally, the subject offers open plan, bright and spacious sales/class 3/retail space to the front, with uniquely installed base and wall-mounted units to the right-hand side of the space. Two large W/C compartments are noted to the rear, with a door leading to some exterior storage space also noted to the present.



# Property Details

The premises has been recently refurbished to an excellent and tasteful "white box" standard, and is ready for the next occupier to take occupation and start their occupier specific fit-out.

## 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:

Accommodation	Floor	SQ M	SQ FT
Sales, office, W/C, Storage	Ground	82.96	892

## SERVICES:

The subjects benefit from mains electricity, water and sewage.

## SALE TERMS:

We are seeking offers over £220,000 (exc. of VAT) for the outright purchase of our client's heritable interest (Scottish equivalent of English freehold).

## LEASE TERMS:

We are seeking offers over £19,500 per annum (exc. of VAT) for a new Full Repairing and Insuring lease agreement for a term to be agreed.

## ENERGY PERFORMANCE:

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

## NON-DOMESTIC RATES:

According to the Scottish Assessors Association website, the property is currently listed as "under construction", and this requires for the rateable value to be reassessed upon entry by the new occupier.

## PROPOSAL:

All proposals to purchase or lease should be sent directly to the sole marketing agents.

## LEGAL COSTS:

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

## VAT:

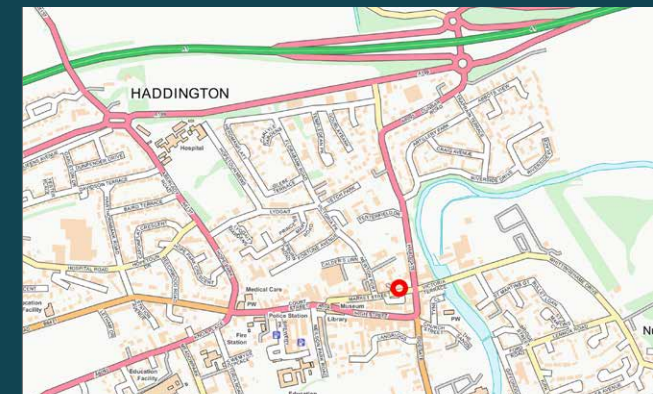
We understand that VAT is not payable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



# Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSC

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

0131 624 6130

centralagency@dmhall.co.uk

