

DM HALL

To Let

Class 1A Premises

RENTAL INCENTIVES
AVAILABLE



95A Newcraighall
Road, Musselburgh,
EH21 8RX

63.02 SQ M
678 SQ FT

Property Details

- Ground floor Class 1A premises
- Rental incentives available
- Occupiers may qualify for 100% business rates relief*
- 63.02 SQ M (678 SQ FT)
- Offers over £10,000 per annum (exc. VAT)

LOCATION:

The subjects are located within the Newcraighall district, situated circa 5 miles east of Edinburgh city centre. The premises is easily accessible being in close proximity to major arterial routes — the A1 and City Bypass (A720), connecting Edinburgh to East Lothian and beyond, along with the Newcraighall Railway Station, interconnecting the central belt.

More specifically, the subjects are located on Newcraighall Road, within a mixed-use area, comprising a combination of residential, retail and leisure uses. The premises benefits from being in close proximity to larger commercial operators at Fort Kinnaird Retail Park, attracting potential consumers to the area.

DESCRIPTION:

The subjects comprise a ground floor, shell-condition commercial premises, set within a two-storey building, surmounted by a pitched and slated roof.

Internally, the subjects are arranged to provide an open-plan, adaptable commercial space, suitable for a variety of uses (subject to planning), benefitting from a large, glazed frontage affording high-levels of natural light internally.

The premises will be let in shell condition; however, rental incentives shall be granted to any incoming tenant to allow fit-out.



Property Details

ACCOMODATION & 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:

Ground Floor: 63.02 SQ M (678 SQ FT)

LEASE TERMS:

Our clients are seeking offers over £10,000 (exc. VAT) per annum on a new Full repairing and Insuring lease, for a term to be negotiated.

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

The rateable value will require to be assessed upon entry by the new tenant.

LEGAL COSTS:

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

VAT:

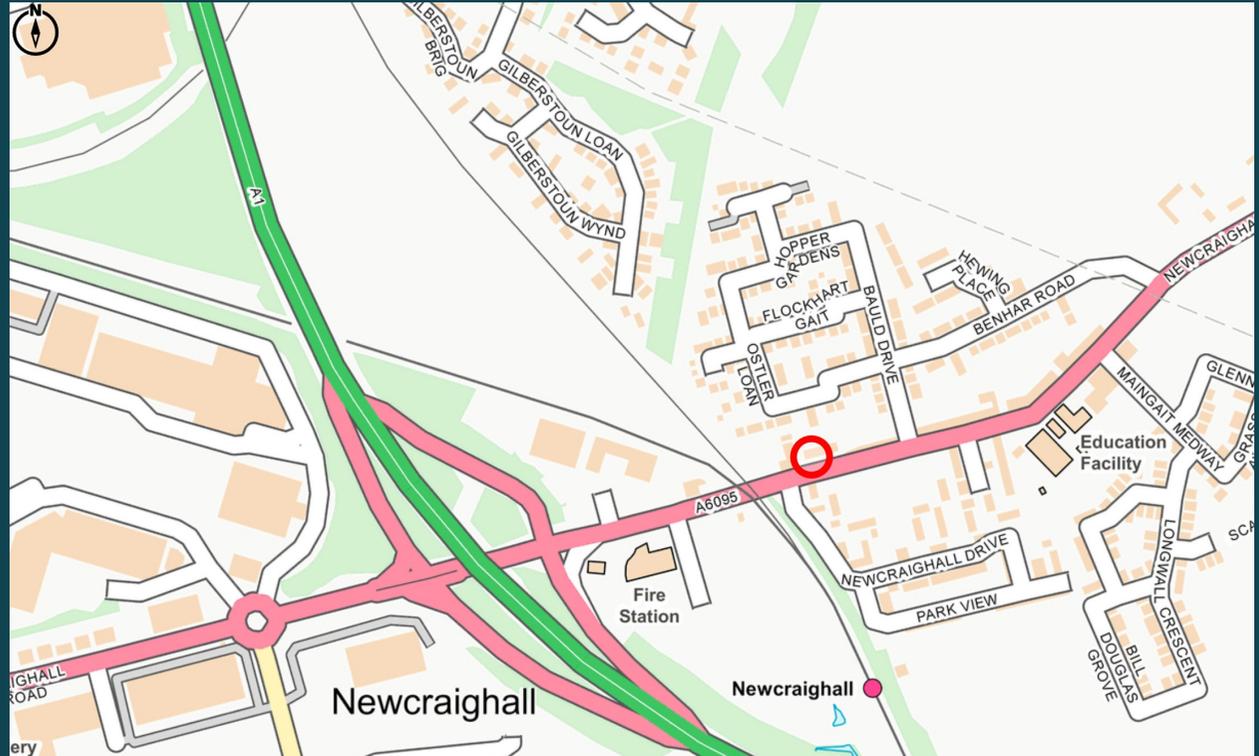
All prices quoted are exclusive of VAT which may be chargeable.

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.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



Make an enquiry

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