



128-130 High Street, Musselburgh, EH21 7EA

Prime Town Centre Location

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- Ground Floor Commercial Unit
- 2,061sq ft
- Held on F.R.I Lease to TSB Plc
- Expiry 23rd May 2027
- Passing £40,000p.a.
- Price: o/o £385,000

#### LOCATION

The subjects are situated in a prominent position on the south side of Musselburgh, High Street - the town's main retail parade.

Musselburgh is located on the coast of the Firth of Forth approximately 7 miles to the East of Edinburgh and is easily accessed via the A1 and A720 Edinburgh City Bypass. Musselburgh further benefits from a rail link and regular bus service. Surrounding occupiers include national and local retailers including Costa Coffee, Greggs and B&M.

#### PROPERTY

The property comprises the ground floor retail / banking unit of a B-listed, four-storey stone building with traditional pitched slate roof. The upper floors are residential and not included in the subjects for sale.

The subject property benefits from glazed double retail frontage and both front and rear access, with the rear fire escape providing access to two car parking spaces. The current fit out was installed by the tenant and is arranged in a traditional basic banking format including a front customer area and meeting rooms, counter and service area with security screen, and rear office and ancillary staff areas. The unit has a suspended ceiling and air conditioning system..

#### AREA

191.47sqm (2,061sq ft)



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#### LEASE SUMMARY

The property is held on a full repairing and insuring head lease expiring 23rd May 2027 at a passing rent of £40,000p.a.x

TSB Bank plc is a British retail and bank company based in Edinburgh, Scotland, with an Experian Credit Check Report score of 100/100 -Very low risk. The company employs over 6,000 members of staff and has 175 branches throughout the United Kingdom.

#### SALE

Our client would dispose of their freehold interest for o/o £385,000

#### V.A.T

We have been advised the property is elected for V.A.T. The transaction will be treated as a Transfer Of a Going Concern (ToGC)

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### TSA Property Consultants

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#### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

#### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.