

FOR SALE/TO LET

SHOP PREMISES WITH REAR ACCOMMODATION

28 HIGH STREET, HADDINGTON, EH41 3ES

- EXTENSIVE GROUND FLOOR PREMISES
- BUSY MAIN STREET FRONTAGE
- FLOOR AREA 123 SQ M (1,323 SQ FT)
- QUALIFIES FOR 100% RATES RELIEF
- SUITABLE FOR ALTERNATIVE USES,

PRICE £200,000 | RENT £18,000 PER ANNUM – NO VAT



LOCATION

The town of Haddington is the main administrative centre for East Lothian lying circa 17 miles east of Edinburgh. The town serves the immediate population together with a number of surrounding villages.

Haddington benefits from immediate access onto the A1. A number of new housing developments have increased the town's population to around 12,000, however, more new homes are planned thereby increasing the population further.

The subjects are situated on the south side of the High Street, adjacent to the main bus stop within the High Street. Surrounding occupiers include Subway, Oxfam, Right Medicine Pharmacy and Kevin Watt Butchers.



ACCOMMODATION

The approximate Net Internal Areas are as follows:

Front Sales	30.64 sq m	330 sq ft
Rear Prep Area	20.24 sq m	218 sq ft
Storage	71.97 sq m	775 sq ft
Totals	122.85 sq m	1,323 sq ft

RATEABLE VALUE

The property has a Rateable Value of £9,700 and qualifies for 100% rates relief under the Small Business Bonus Scheme. Further information is available from www.scotland.gov.uk.

EPC

Please contact the marketing agent for further information.

PRICE/RENT

The subjects are being offered on a Feuhold (Freehold) basis. **Offers in excess of £200,000 are sought.**

Rental offers at **£18,000 per annum** are sought.

VAT

The building is not elected for VAT and VAT will not be charged on a sale or lease.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any purchaser or tenant will be responsible for any LBTT, Registration dues and VAT thereon

FURTHER INFORMATION

For additional information please contact:

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