

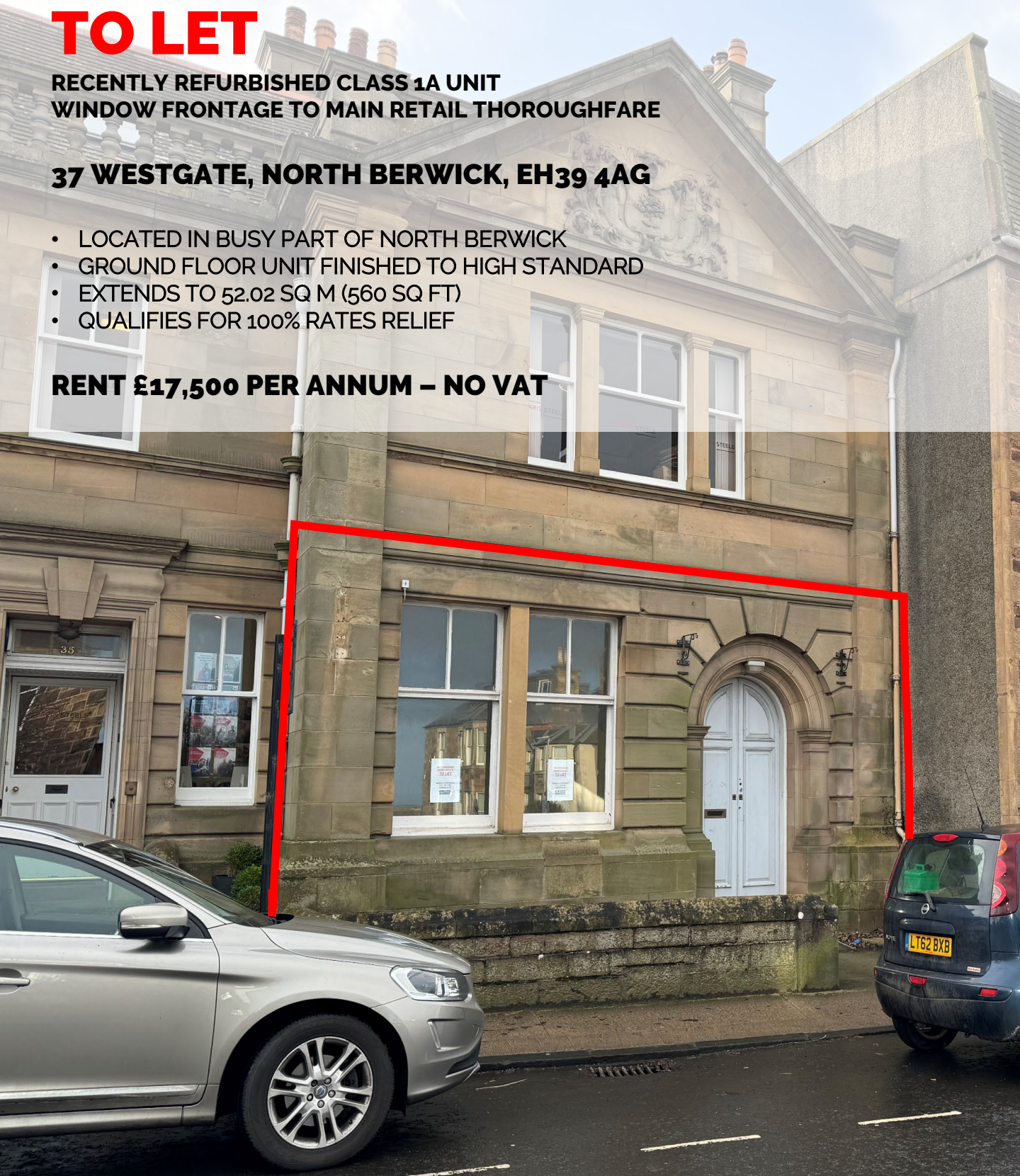
TO LET

**RECENTLY REFURBISHED CLASS 1A UNIT
WINDOW FRONTAGE TO MAIN RETAIL THOROUGHFARE**

37 WESTGATE, NORTH BERWICK, EH39 4AG

- LOCATED IN BUSY PART OF NORTH BERWICK
- GROUND FLOOR UNIT FINISHED TO HIGH STANDARD
- EXTENDS TO 52.02 SQ M (560 SQ FT)
- QUALIFIES FOR 100% RATES RELIEF

RENT £17,500 PER ANNUM – NO VAT



LOCATION

North Berwick is situated on the south shore of the Firth of Forth within East Lothian. A popular commuter town which also attracts a large number of golfers and tourists. North Berwick is located some 25 miles east of Edinburgh and is easily accessible via the A1. The town also benefits from a regular train and bus service with Edinburgh. A number of new housing developments have increased the town's population to around 8,000, however, more new homes are planned thereby increasing the population further. The subjects are situated on Westgate which is the westerly extension of High Street. Surrounding commercial occupiers include Paris Steele, Gilson Gray, East Lothian Beauty and The Westgate Gallery.

DESCRIPTION

The subjects comprise a recently refurbished Class 1a unit comprising front sales room with main street frontage together with a rear office/treatment room. In addition, there are storage facilities, tea prep area and WC facilities. The accommodation has only recently been refurbished with a high standard of finish including new flooring, electrical work, staff facilities heating and redecoration.

ACCOMMODATION

The property has the following Net Internal Areas:

Front Office/Sales	30.01 m ²	323 ft ²
Back Office	11.84 m ²	127 ft ²
Stores	7.61 m ²	82 ft ²
Tea prep	2.56 m ²	28 ft ²
Total	52.02 m ²	560 ft ²

EPC

Further details are available on request.

TERMS

Rental offers in excess of £17,500 per annum are sought. There is no VAT on the rent.

RATES

The Rateable Value is £4,250. In terms of the Small Business Bonus Scheme, the subjects qualify for 100% rates relief. Further information is available from www.scotland.gov.uk.

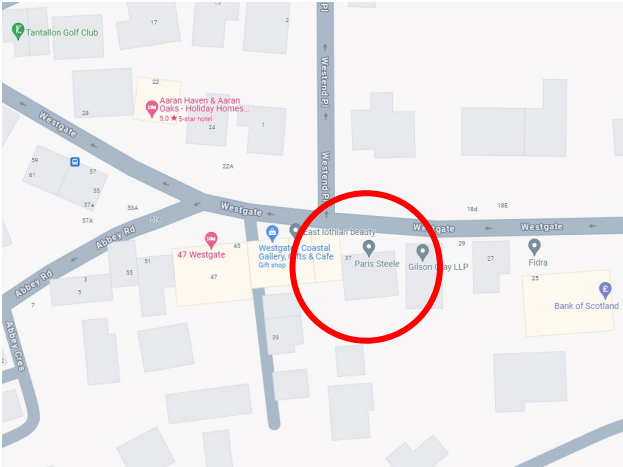
LEGAL COSTS

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

FURTHER INFORMATION

For additional information please contact:

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