

FOR SALE / TO LET

PROMINENT RETAIL OPPORTUNITY

68 HIGH STREET, HADDINGTON, EH41 3EN

- BUSY HIGH STREET LOCATION, CORNER OF MARK LANE WHICH LINKS THE HIGH STREET AND MARKET STREET
- GROUND & BASEMENT SHOP WITH RETURN PROFILE
- QUALIFIES FOR 100% RATES RELIEF



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 north side of the High Street on the corner of Mark Lane, which is a busy link between the High Street and Market Street to the north. Surrounding occupiers include Boots the Chemist, Subway, Semi-Chem, Cancer Research and Black + Lizards.

DESCRIPTION

The subjects comprise an attractive retail unit forming part of a traditional stone built tenement. Internally the accommodation comprises ground floor sales and staff accommodation of circa 46 sq m (498 sq ft). Unused basement accommodation would allow future expansion.

RATES

We understand the property is entered in the Valuation Roll with a Rateable Value of £9,400. Therefore, the property qualifies for 100% Small Business Bonus relief, however, this should be checked with East Lothian Council.

EPC

Further details on request.

TERMS

The property is available For Sale or on a To Let basis. Further information on request.

LEGAL COSTS

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

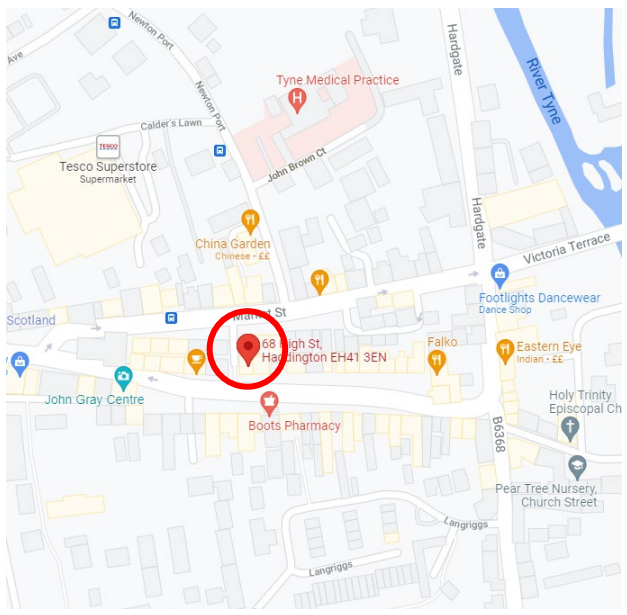
FURTHER INFORMATION

For additional information please contact:

Chris Paterson | 0131 2284466 | cp@bap.co.uk

Burns and Partners
25 Rutland Square, Edinburgh, EH1 2BW

www.bap.co.uk



Disclaimer: The Agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: September 2023