

TO LET

SELF CONTAINED GROUND FLOOR OFFICES

GILMERTON HOUSE, ATHELSTANEFORD EAST LoTHIAN, EH39 5LQ

- UNIQUE OPPORTUNITY IN MANSION HOUSE
- RURAL LOCATION WITH ACCESS TO COURTYARD, PARKING & GROUNDS
- EXTENDS TO 76 SQ M (824 SQ FT)
- RATEABLE VALUE ANTICIPATED TO QUALIFY FOR 100% RATES RELIEF

RENT £15,000 PER ANNUM (NO VAT ON RENT) INC. CERTAIN SERVICES



LOCATION

The subjects are situated at Gilmerton House, close to Athelstaneford on the B1347 road from North Berwick. The A199 is approximately 3 miles to the south which links with the A1 at Haddington. Edinburgh is approximately 19 miles further to the West.

DESCRIPTION

The subjects comprise part of the ground floor accommodation forming part of Gilmerton House. Gilmerton House is a classical Mansion House dating from 1750 which includes circa 1,000 acres of gardens and grounds. The building has a Category A Listing and is currently used as a 5 Star Luxury Retreat and Wedding Venue.

Entering via a shared courtyard area the accommodation comprises a reception hallway, 3 offices, kitchen and bathroom. On site parking is included as well as access to the exclusively maintained gardens although some restrictions may exist during private functions.

ACCOMMODATION

The property has the following Net Internal Areas:

Reception Hallway	12.76 sq m	137 sq ft
Offices	51.27 sq m	552 sq ft
Kitchen	12.58 sq m	135 sq ft
Total	76.61 sq m	824 sq ft

RATES

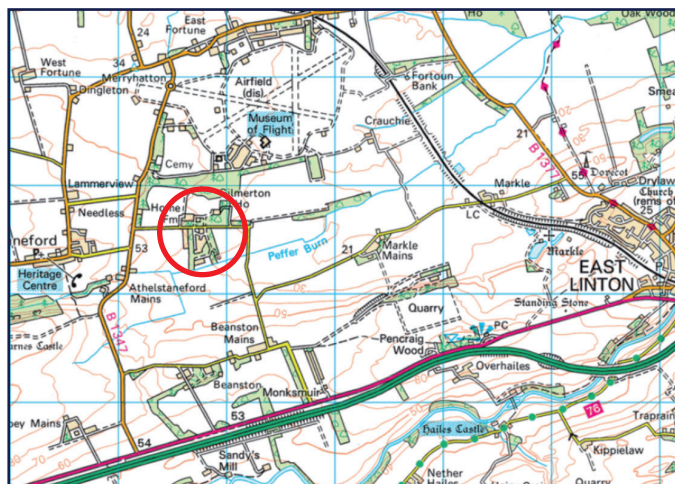
To be assessed on occupation. Under the current Small Business Bonus Scheme, any property with a Rateable Value below £15,000 may qualify for 100% rates relief. Further information is available from www.scotland.gov.uk.

TERMS

Rental offers in excess of £15,000 per annum. Please note that no VAT will be payable on the rent. The rent will include all heating, building's insurance, external repairs and upkeep of all grounds and gardens.

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:

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

Burns and Partners

25 Rutland Square, Edinburgh, EH1 2BW

www.bap.co.uk



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