

TO LET

RETAIL UNIT

32 HIGH STREET, TRANENT, EH33 1HQ

- EXTENDS TO 62.15 M² / 670 FT²
- BUSY MAIN STREET FRONTAGE
- RETAIL/FOOD USE
- QUALIFIES FOR 100% RATES RELIEF

RENTAL OFFERS ARE SOUGHT



LOCATION

The subjects are located within Tranent town centre on the north side of the High Street. Tranent lies approximately 12 miles to the east of Edinburgh within East Lothian and has a resident population of approximately 12,500. The population has grown by over 4,000 since 2001 and further expansion is expected with a number of new housing developments planned including some 1,600 new homes at Blindwells. Nearby occupiers include Greggs, Lloyds Pharmacy, Premier and Baguette Express.

DESCRIPTION

The subjects comprise a double windowed retail unit. The property has previously traded as a bakery and takeaway, however, may suit alternative uses. Internally, the subjects comprise a front sales area with side and rear store/preparation area. To the rear is a WC and side passage area providing additional storage space.

ACCOMMODATION

The property has the following Net Internal Areas:

Front Shop	38.42 m ²	414 ft ²
Side Store	3.05 m ²	33 ft ²
Rear Prep	11.42 m ²	123 ft ²
Passage	9.26 m ²	100 ft ²
Totals	62.15 m ²	670 ft ²

RATES

The property is entered in the Valuation Roll with a Rateable Value of £7,200. It qualifies for 100% Small Business Bonus relief.

EPC

Further details are available on request.

TERMS

Rental offers are sought.

LEGAL COSTS

Each party will be responsible for their own legal costs. The ingoing occupier will be responsible for any LBTT, Registration dues and VAT thereon.

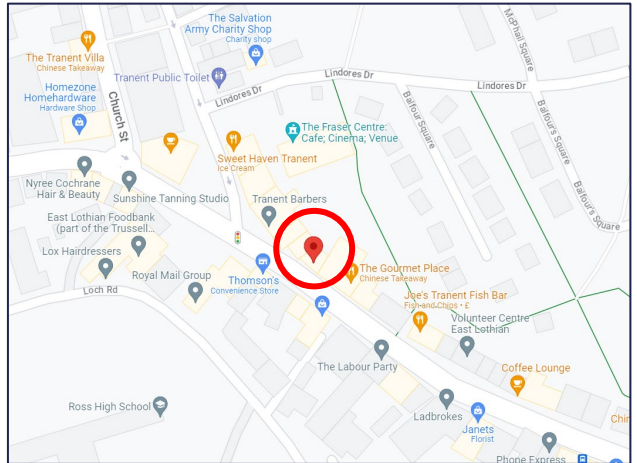
FURTHER INFORMATION

For additional information please contact:

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