

FOR SALE

**UNIQUE OPPORTUNITY TO PURCHASE A WELL ESTABLISHED BUSINESS WITH
SUBSTANTIAL ADJOINING OWNER'S ACCOMMODATION**

ROSEHALL STORES & ROSEHALL HOUSE, PENCAITLAND ROAD, HADDINGTON, EH41 4NH

- PROFITABLE BUSINESS
- BUSY ROAD FRONTAGE AND CLOSE TO KNOX ACADEMY
- CURRENT OWNERS HAVE TRADED FOR 25 YEARS
- SUBSTANTIAL AND WELL PRESENTED OWNER'S ACCOMMODATION
- QUALIFIES FOR 100% RATES RELIEF

PRICE ON APPLICATION INCLUDES STORE, HOUSE & GOODWILL



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 good 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 Pencaitland Road on the corner of Rosehall Place, which forms a side entrance to Knox Academy. The A6093 road is one of the main routes into the town from the west and links Haddington with Pencaitland.

Pencaitland Road also provides access to a number of new housing developments to the west of the town via Davids Way which connects with B6471 West Road. From a residential point of view, Rosehall Place is an established but quiet cul-de-sac.

OPPORTUNITY

Rosehall Stores is a well established business which has been run by the current owners for over 25 years. The shop has built up a high level of repeat trade with an excellent reputation within the town and from passing trade.

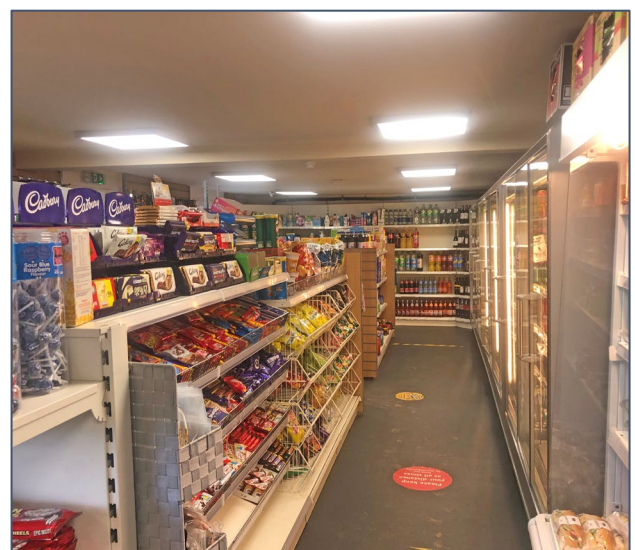
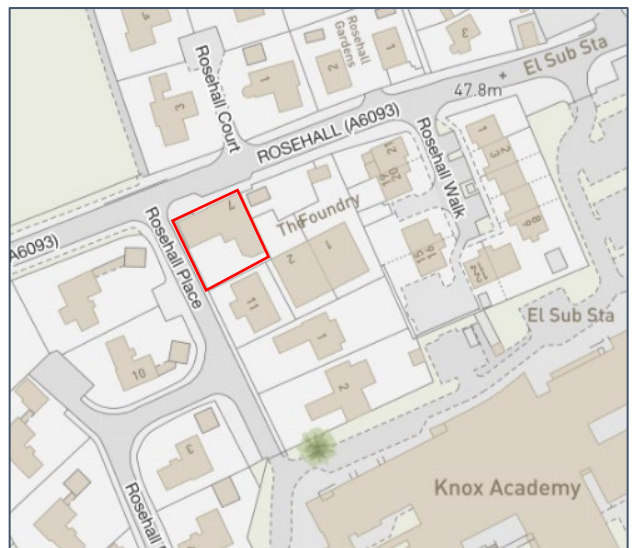
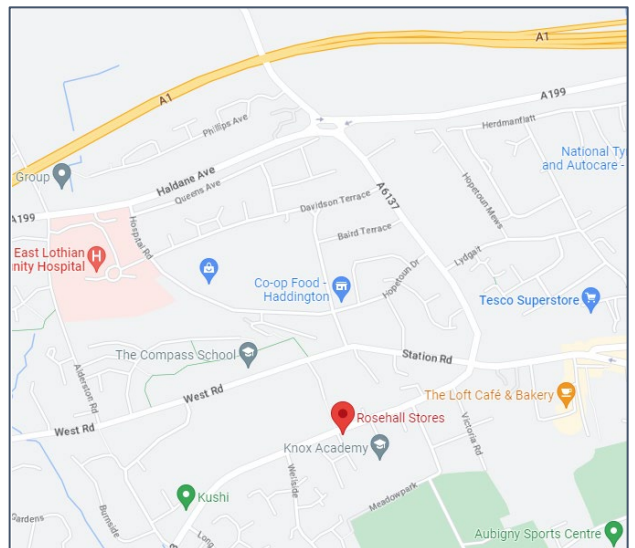
The business has a good level of turnover together with profitability. Interlinked to the store is Rosehall House which is the owners accommodation and comprises a substantial 5 bedroom house with 1 en-suite bath/shower room, family bedroom and separate WC. Ground floor accommodation comprises a modern fitted kitchen with patio doors, dining room and a beautifully vaulted ceiling lounge extending to approximately 45 sq m (500 sq ft).

The original part of the house is of traditional stone construction under a pitched and slate roof, however, it has been more recently extended to the rear. A fully enclosed drive and garden area are accessed from Rosehall Place providing off street parking.

The attractively laid out garden faces south and has a modern outhouse currently used as a gym/fitness studio.

The store, business goodwill, house and fixtures and fitting are available. Rosehall Stores & House therefore offers an excellent opportunity to acquire a well established and profitable business benefitting from substantial and well laid out owner's accommodation.

Further information is available to seriously interested parties.



ACCOMMODATION

Rosehall Store	95.99 sq m	1,029sq ft
Kitchen/Store	16.57 sq m	178 sq ft
Attic	30.59 sq m	329 sq ft
Rosehall House	195.63 sq m	2,105 sq ft
Garden Shed/Gym	21.41 sq m	230 sq ft

RATEABLE VALUE / COUNCIL TAX

The store has a Rateable Value of £10,400 and qualifies for 100% rates relief under the Small Business Bonus Scheme. The House is entered under Band E.

EPC

The Energy Performance documentation will be made available to interested parties upon written request.

TENURE

Heritable, equivalent to English Freehold.

PRICE

The store, business and house are being offered For Sale on a Heritable basis which includes the goodwill and fixtures & fittings. Price on application. Stock to be added at valuation.

LEGAL COSTS

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

FURTHER INFORMATION

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

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

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. March 2023



