

FOR SALE

OFFICE BUILDING WITH POTENTIAL FOR ALTERNATIVE USE

4 THE SQUARE, EAST LINTON, EH40 3AD

- GROUND, FIRST AND ATTIC FLOORS
- LOCATED IN PROMINENT POSITION IN HEART OF VILLAGE
- EXTENDS TO 84.36 SQ M (909 SQ FT)
- QUALIFIES FOR 100% RATES RELIEF

OFFERS OVER £275,000

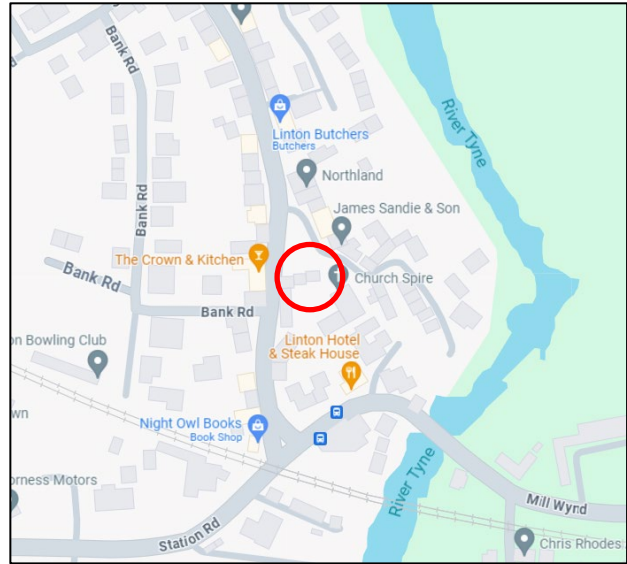


LOCATION

East Linton is an attractive and popular commuter village situated within East Lothian, lying equidistant between the towns of Haddington, Dunbar and North Berwick. The village has good access onto the A1 leading to Edinburgh some 24 miles west. The village's new two platform railway station together with 128 car parking spaces opened in December 2023, is likely to increase the desirability of the location.

In addition, the village has seen recent expansion with over 100 new homes and flats at the The Orchard development site on the west side of the village.

The subjects are situated in The Square in the heart of the village close to the junction with the High Street/Bridge Street. Surrounding occupiers include Linton Butchers, The Crown & Kitchen, Mirror and Linton Village Pharmacy.



DESCRIPTION

The subjects comprise an office/ business unit arranged over ground, first and attic floors of a traditional two storey and attic end terraced stone built building. An exclusive garden area is situated to the front.

ACCOMMODATION

The property has the following Net Internal Areas:

Ground	34.83 m ²	375 ft ²
First	34.83 m ²	375 ft ²
Attic	14.70 m ²	159 ft ²
Total	84.36 m²	909 ft²

PLANNING

The subjects currently have a Class 1A Consent (Shops, Financial, Professional and Other Services). Alternative uses may be suitable, however, interested parties should make their own enquiries with East Lothian Planning Department.

EPC

Further details are available on request.

PRICE

Offers in excess of £275,000 are sought.

RATES

We understand the property is entered in the Valuation Roll with a Rateable Value of £4,800. The property qualifies for 100% rates relief under the existing Small Business Bonus Scheme. Further information is available from www.scotland.gov.uk.

LEGAL COSTS

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



FURTHER INFORMATION

For additional information please contact:

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