

# FOR SALE

## INVESTMENT OPPORTUNITY

**17 WESTGATE, NORTH BERWICK, EH39 4AE**

- HIGH STREET LOCATION
- CLINIC WITH RECEPTION AND TWO TREATMENT ROOMS
- INCOME £10,800 PER ANNUM
- QUALIFIES FOR 100% RATES RELIEF
- NO VAT ON PURCHASE

**OFFERS OVER £180,000 (5.88% NIY)**



## LOCATION

North Berwick is situated on the south shore of the Firth of Forth within East Lothian. A popular commuter town which also attracts a large number of golfers and tourists. North Berwick is located some 25 miles east of Edinburgh and is easily accessible via the A1. The town also benefits from a regular train and bus service with Edinburgh. A number of new housing developments have increased the town's population to over 8,000. The subjects are situated on Westgate which is the westerly extension of High Street. Surrounding commercial occupiers include The Herringbone, Lockett Brothers, Poonthais and Garden Stirling Burnet. North Berwick was voted "Best Place to Live in the UK" in a 2024 Sunday Times survey.

## DESCRIPTION

The subjects comprise an attractive retail/clinic unit forming part of a larger stone built building. Internally the accommodation includes reception, two treatment rooms, staff/tea prep and WC extending to circa 32.26 sqm (348 sq ft).

## RATES

We understand the property is entered in the Valuation Roll with a Rateable Value of £6,300. The property qualifies for 100% Small Business Bonus Relief, therefore making it more attractive to occupiers.

## TENANCY

The property is let to Ulpan & Co. Limited (Company number 10715339) which trades as East Lothian Chiropractic under the Ciro Scot brand. They have additional clinics in Musselburgh and Edinburgh. The Lease commenced 15<sup>th</sup> October 2019 and runs until 14<sup>th</sup> October 2029 on an Internal Repairing and Insuring basis. The annual rent is £10,800 per annum, with no further reviews. In addition, there is a personal guarantee for the Lease.

## EPC

Further details on request.

## PROPOSAL

We are instructed to seek offers over £180,000 (One Hundred and Eighty Thousand Pounds) for the benefit of our client's Heritable interest, subject to and with the benefit of the existing Lease agreement. This reflects a Net Initial Yield of 5.88% assuming standard purchaser's costs.

## 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:

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