

TO LET PROMINENT ROADSIDE UNIT UNIT 5 PRESTON LINKS SHOPPING CENTRE

ON THE INSTRUCTIONS OF

LCP



PRESTONPANS
65 HIGH STREET

ON SITE PARKING
52 SPACES

11,939 SQ FT (1,109 SQ M)
SUITABLE FOR SUB-DIVISION



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Location

Prestonpans is a popular commuter town in East Lothian with direct rail (approximately 15 minutes) and road links (A1 - approximately 11 miles) to Edinburgh City Centre. The town has grown rapidly over the years and expects to see residential growth continue, with a further 679 new-build homes planned for 2025. In addition, there will be further development locally at Blindwells where a new settlement of potentially up to 6,000 homes are forecasted to be built on the 390 acre site within the next 15 years. The first phase of up to 1,600 new homes along with other amenities such as retail, education and health facilities is now underway.

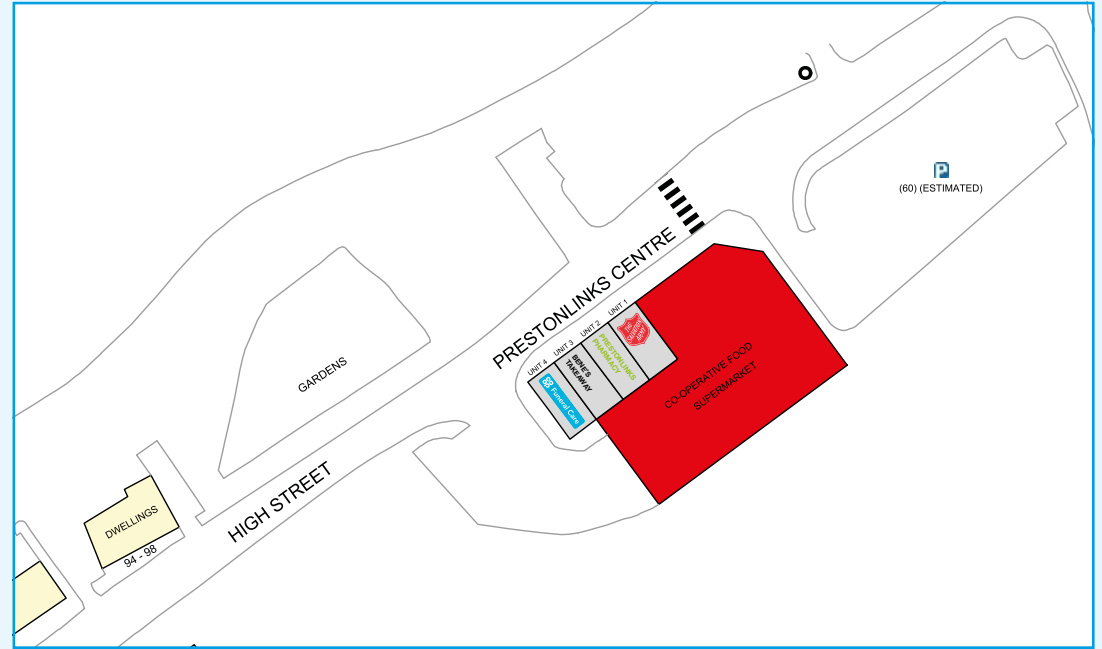
Located on High Street in the heart of the town centre, the subjects comprise a substantial purpose built supermarket forming part of a bigger retail development with a large dedicated surface car park of over 50 spaces. Nearby occupiers include Lidl, Greggs, Scotmid, Coral, Baynes & Well Pharmacy.

Accommodation

The unit is arranged over ground and first floors which extend to the following approximate net internal floor areas:

Ground Floor	10,478 sq ft	(973 sq m)
First Floor	1,461 sq ft	(136 sq m)
Total	11,939 sq ft	(1,109 sq m)

Our client is looking at options for sub-dividing the space into a number of configurations - one of which is displayed in the below plan.



Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Other uses may be considered, subject to obtaining the necessary consent, and any interested parties are advised to speak directly to the Local Planning Authority.

Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

Rent

Rent available on request.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £157,500. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of 49p, (plus large property supplement of 2.6p) this will result in an estimated rates liability in financial year 2019/20 of £79,695.

Service Charge

The current on account service charge for this unit is approx. £7,717 per annum.



Energy Performance Certificate

EPC Rating = F.

Date of Entry

By arrangement – Available upon vacant possession in November 2019.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Contact

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Requirements of Writing (Scotland) Act 1995

These particulars are not intended to, nor shall form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between solicitors.

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