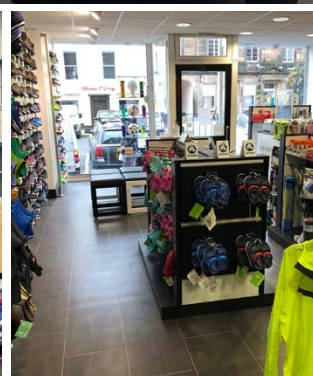


PROMINENT RETAIL UNIT FOR SALE



**65 HIGH STREET
HADDINGTON, EAST LoTHIAN EH41 3ED**

t: 0131 243 7288 m: 07801 852225



LOCATION

Haddington is a vibrant market town located in East Lothian approximately 18 miles east of Edinburgh. The town has a resident population of circa 10,000 people, which is expanding significantly with a large number of new housing developments already built or currently under construction primarily on the western edge of the town. The High Street remains well let to a variety of local & national traders and is easily accessible to shoppers with free on street parking.

More specifically the premises benefit from a prominent position situated on the north side of the High Street with nearby occupiers including Boots, Baynes, McColl's, Subway, Black & Lizars, Cancer Research & Diggory's Café etc.

DESCRIPTION

The subjects comprise the ground floor & basement of a traditional 3 storey stone built building with residential flats above, all under a pitched tiled roof.

Internally, there is a main front sales area with storage space to the rear. The shop has an internal side doorway into the common close from which the basement including WC is separately accessed.

ACCOMMODATION

The premises provide the following approximate areas:-

GROUND FLOOR - SALES & STORAGE	59.30 SQM	638 SQFT
BASEMENT - STORAGE & WC	43.96 SQM	473 SQFT
TOTAL	103.26 SQM	1,111 SQFT

PRICE

Our clients are seeking offers in excess of £170,000.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – D. [Copy available on request].

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £10,900 [01/04/2017]

[An incoming owner/occupier may benefit from Small Business Bonus Scheme (SBBS) rates relief of up to 100%. We would therefore recommend discussing this with the local Rates Authority]

USE

We understand the property currently benefits from Class 1 Retail planning consent. Interested parties are advised to make their own enquiries with the local Planning Department.

VAT

All figures & prices quoted are exclusive of VAT, unless otherwise stated.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-

JH CAMPBELL
PROPERTY CONSULTANTS

0131 243 7288

www.jhcampbell.net

Contact: Jack Campbell

e: jack@jhcampbell.net

m: 07801 852225

DISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454. **Date of publication: October 2020**