

ON THE INSTRUCTIONS OF

LCP

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RETAIL UNIT TO LET

13 MARKET PLACE, NORTH BERWICK, EAST LoTHIAN EH39 4JF



- AFFLUENT COMMUTER TOWN & POPULAR TOURIST DESTINATION
- EXCELLENT LOCATION WITHIN THE HEART OF THE TOWN CENTRE
- NEIGHBOURING OCCUPIERS INCLUDE COSTA COFFEE, CAMPBELL & GIBSON DENTAL PRACTICE, EMMA COMBE HAIR, ROCK & BIRD & DOWNES OPTICIANS

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LOCATION

North Berwick is a picturesque seaside town situated in East Lothian lying approximately 27 miles east of Edinburgh. The town serves as a popular commuter & tourist location with the A1 providing good communication links to Edinburgh to the west and the Scottish Borders & the North of England to the south.

North Berwick has a current population of approximately 7,000 with a significant catchment drawn from the surrounding towns of Gullane, Aberlady & Haddington. The town's population is expected to grow significantly over the coming years with a number of residential developments either built or currently under construction.

The premises benefit from a good central position in the town located on the east side of Market Place immediately to the north of the High Street. Surrounding occupiers include Costa Coffee, Campbell & Gibson Dental Practice, Emma Combe Hair, Rock & Bird and Downes Opticians.



DESCRIPTION / ACCOMMODATION

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

The premises provide the following approximate areas:-

Ground Floor – Sales/Ancillary & WC	44.03 sqm	474 sqft
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LEASE TERMS

The premises are available on the basis of a new full repairing & insuring lease, for a negotiable term.

RENT

Rental offers in excess of £13,000 per annum are invited.

RATES

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

Rateable Value - £7,600 [01/04/2017]

[An incoming 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.

EPC

EPC Rating – G [Copy available on request].

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 incoming tenant being responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

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



Contact: Jack Campbell

e: jack@jhcampbell.net

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