



TO LET

Unit C, Mid Road
Prestonpans EH32 9ER

- New build retail development
- Last remaining unit
- 953 sq ft
- New reduced rent £18,000 pa

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.

Located adjacent to Prestonpans Railway Station and opposite Prestonpans Primary School with over 700 new build estate houses (Taylor Wimpey and David Wilson) within 200m. The parade is accessed directly from the B1361 which links Prestonpans to Port Seton and Wallyford. The property forms part of a larger neighbourhood retail centre known as Calderwood Square. Calderwood is a well established housing area in the north east of the town and has a district population of over 15,000.

Accommodation

The subject forms part of a new roadside development comprising a 4,500 sq ft Co-Op Foodstore and three 1,000 sq ft units, with only one unit now remaining. The available unit extends to the following net internal area:

Unit A	4,500 sq ft	(418 sq m)	Let to Co-Op
Unit B	953 sq ft	(89 sq m)	Let to East Coast Carpets
Unit C	953 sq ft	(89 sq m)	AVAILABLE
Unit D	953 sq ft	(89 sq m)	Let to Links Vets

Planning

Class 1, 2 or Sui Generis (Hot Food Takeaway).

Rent

Rent in excess of **£18,000** per annum is invited on the basis of a new Full Repairing and Insuring lease and a term to be agreed.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subject with effect from 1 April 2017 is **£11,700**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2021/22 of **£5,733**.

The subject may be eligible for 100% rates relief through the Small Business Bonus Scheme subject to conditions.

Service Charge

A proportion of the service charge will be payable to cover common lighting, landscaping maintenance, car park gritting, etc.

Energy Performance Certificate

To be assessed.

Date of Entry

By arrangement.

Legal Costs

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

VAT

All prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

Viewing

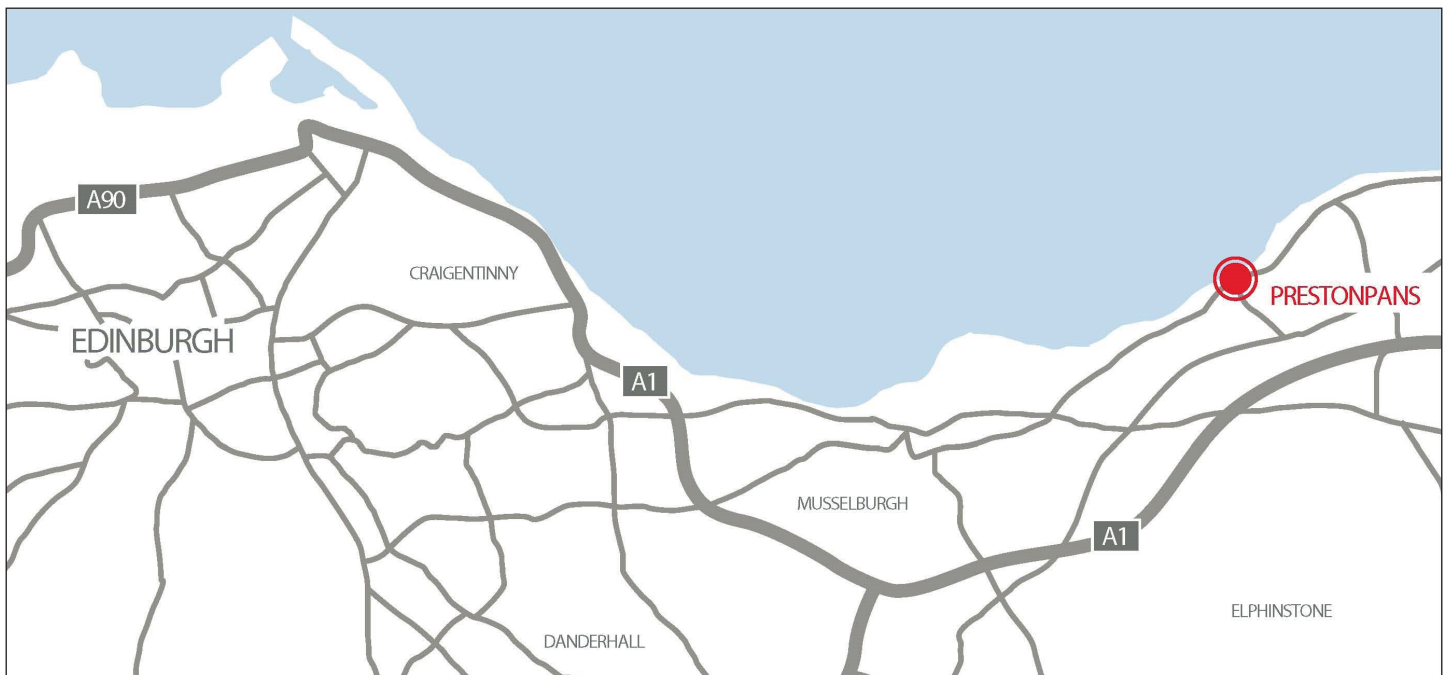
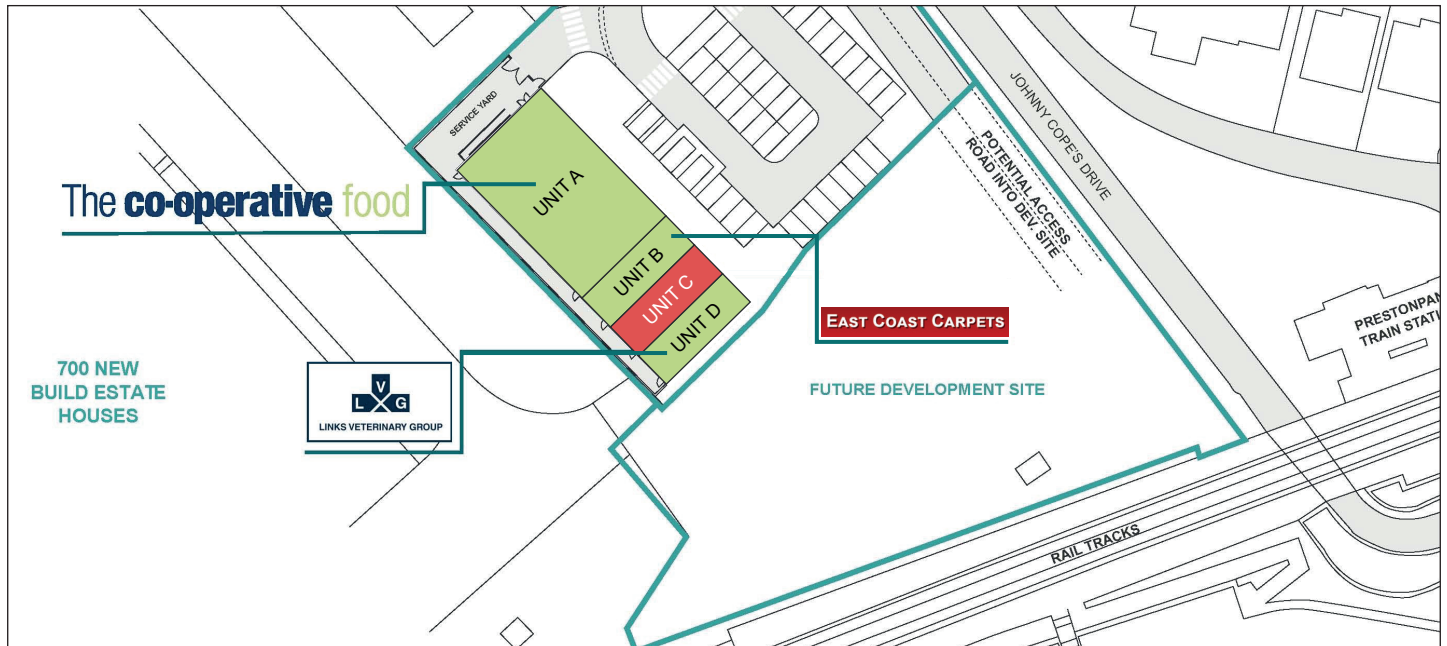
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

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