



TO LET

61 Eskview Terrace
Musselburgh EH21 6LX

- Retail unit with alcohol licence
- 529 sq ft
- Rent £8,250 pa
- May be eligible for 100% rates relief

Location

The subject property is located on the West side of Eskview Terrace, situated in close proximity to the Stoneybank Terrace and Eskview Terrace junction, within the East Lothian town of Musselburgh. Musselburgh is situated approximately 5km to the east of Edinburgh's City Centre and is a popular commuter town with extensive transport links into the city. Nearby occupiers include **Classic Cuts Salon**, **Monktonhall Newsagents** and **Happy House Chinese Takeaway**.

Accommodation

The unit is arranged over ground floor and extends to the following approximate net internal floor areas:

| | | |
|--------------|-----------|--------------|
| Ground Floor | 529 sq ft | (49.14 sq m) |
|--------------|-----------|--------------|

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. The subjects also benefit from a full alcohol licence and have potential for a change of use. 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

Offers of **£8,250 per annum** exclusive are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£5,300**. (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 2019/20 of **£2,597**.

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

Energy Performance Certificate

EPC Rating = G

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.

Viewing

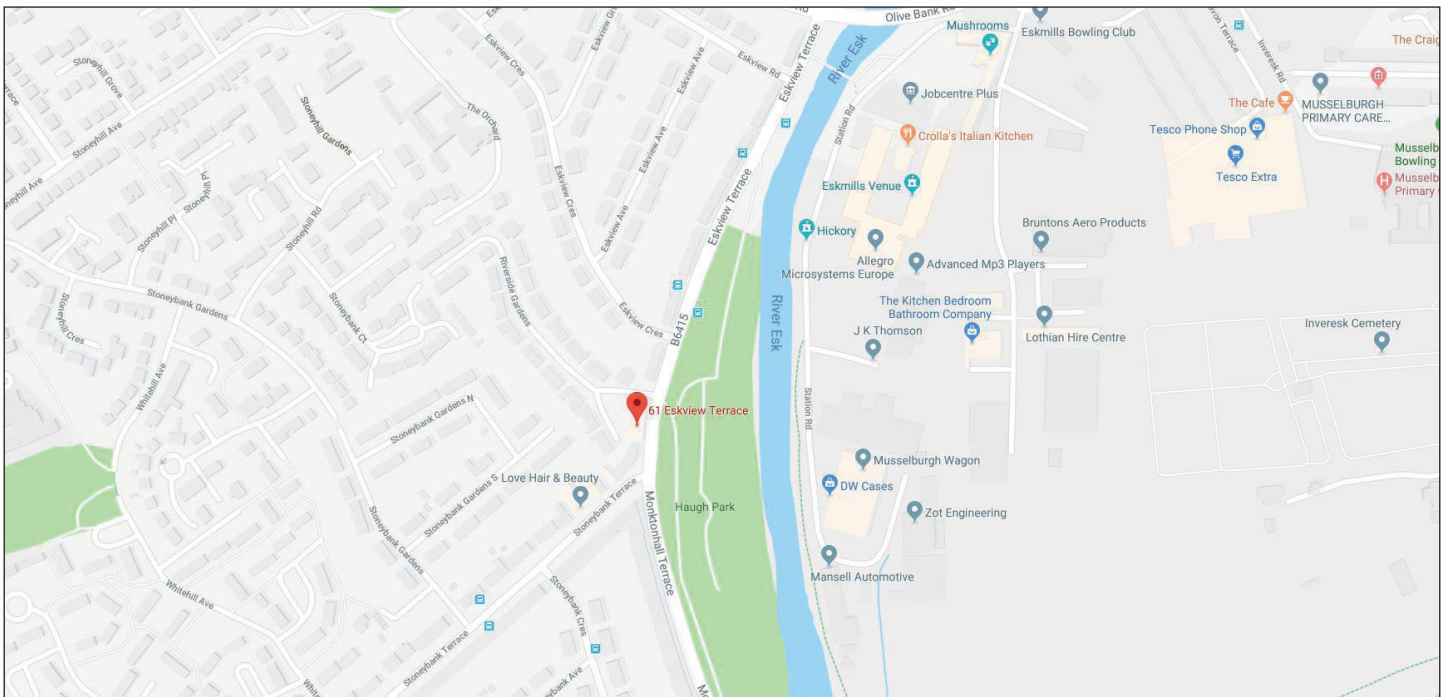
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

61 Eskview Terrace, Musselburgh EH21 6LX



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Get in touch



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Agency ☐ Rent Reviews ☐ Asset Management ☐ Rating ☐ Investment ☐ Development