

TO LET / MAY SELL

2 Ayres Wynd
Prestonpans EH32 9AB

- ▶ Occupies a prime corner position on the High Street
- ▶ Benefits from Class 3 Hot-Food consent (suitable for alternate uses)
- ▶ Premises extends to 1,400 sq ft (130 sq m)
- ▶ Rental offers in excess of £21,000 per annum



LOCATION

Prestonpans is a small coastal commuter town located in the desirable East Lothian area. It is approximately 8 miles to the east of Edinburgh and is easily accessible via the A1 trunk road.

The town has a current population of approximately 10,500 persons which is set to grow significantly due to new housing developments in the area, with schemes developed by Barratt, Bellway, Persimmon and David Wilson Homes.

The town is also located on the North Berwick railway line providing regular services to Edinburgh (15 minutes) and North Berwick (20 minutes).

The unit occupies a prime corner position on the High Street at the junction with Ayres Wynd. It sits across from the newly regenerated town square with striking views across the Forth. Nearby occupiers include **Greggs**, **Bayne's the Family Bakers**, **Coral**, **Dunedin Vets**, **Adam Smith Podiatry & Healthcare** and **The Railway Tavern**.

ACCOMMODATION

The subject comprises the ground floor of a newly developed three storey pediment building with return frontage. Externally the property has panelled glazing.

Internally it presents in shell condition in an open plan configuration.

The unit is accessed via an entrance from Ayres Wynd beside an existing ATM which will remain. There is scope to create a separate corner entrance.

The unit extends to the following approximate net internal floor areas:

GROUND	1,400 SQ FT	130.0 SQ M
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Our client may consider a subdivision of the unit to accommodate smaller requirements.

PLANNING

The subjects currently has the benefit of Class 3 consent. It is therefore suitable for café/takeaway use. Other uses such as retail or financial, professional and other services are acceptable. 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

Rental offers in excess of **£21,000 per annum** exclusive are invited.

SALE

Sale price available on application

RATING

Business rates are to be determined upon occupation.

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 ingoing 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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3D Aerial view visual of commercial retail opportunity

FURTHER INFORMATION

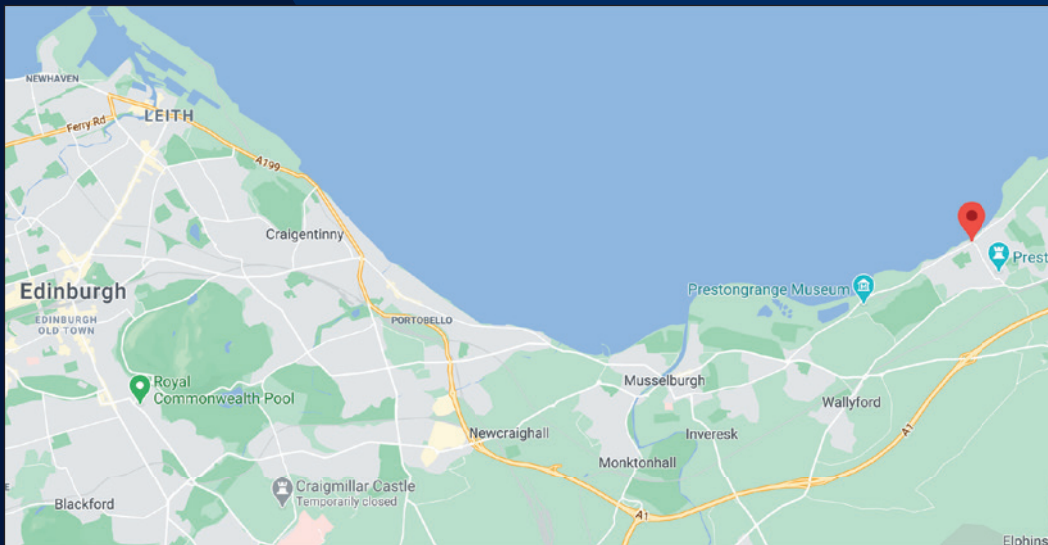
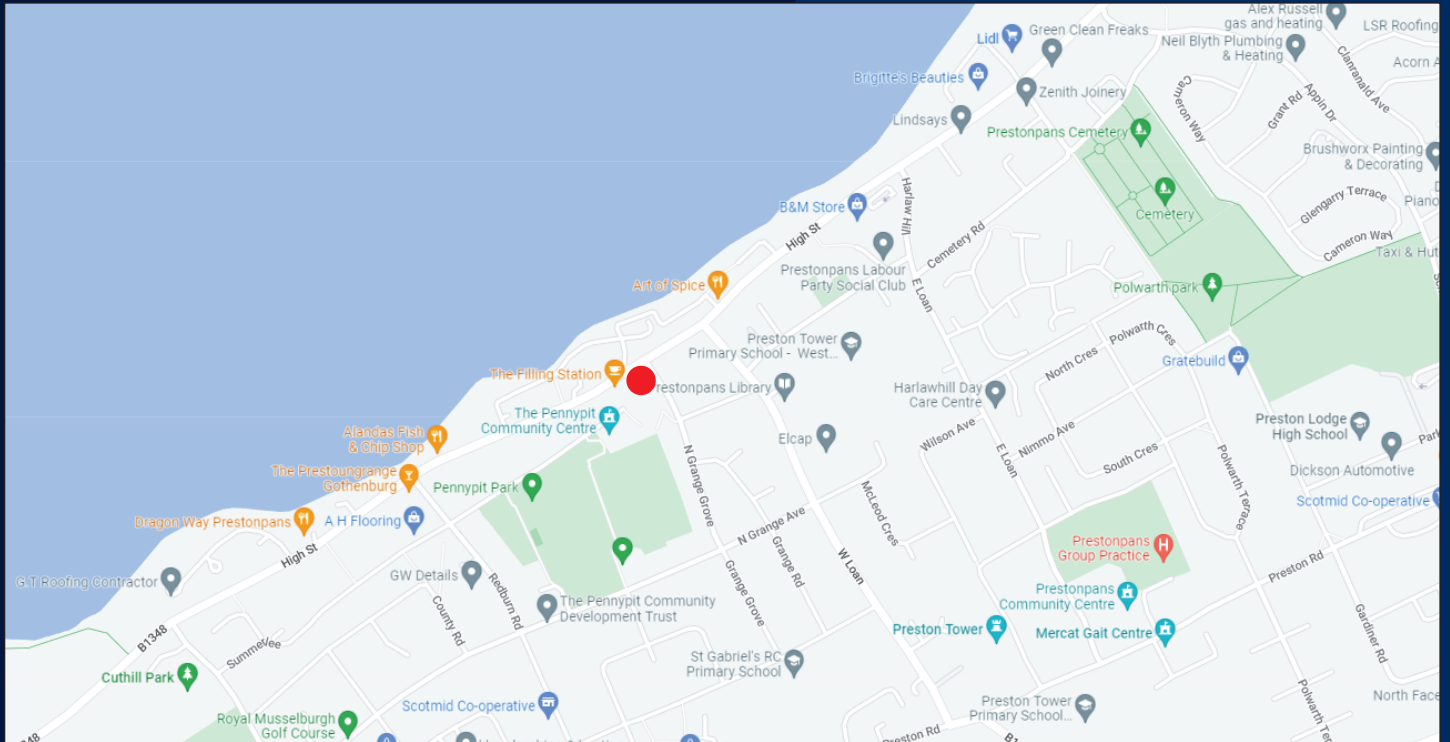
www.ayreswynd.co.uk



Computer generated image of interior

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