

# TO LET

58 High Street  
Tranent EH33 1HH

- ▶ Situated in the popular commuter town of Tranent
- ▶ Rental offers of £17,500 pa invited
- ▶ High levels of pedestrian and vehicular traffic
- ▶ Total Area – 1,560 sq ft



## LOCATION

Tranent is situated in East Lothian, 9 miles east from Edinburgh's city centre. Tranent is one of the largest towns in East Lothian with a population of approximately 12,000 residents. The population is expected to grow further with a number of new housing developments coming to the area including 1,600 new homes at Blindwells to the North of the A1.

The high street is a major thoroughfare in the town with good transport links and direct access to the A1. The subjects are located in the centre of high street on the north side. The high street consists of a strong mix of local and national occupiers including **VPZ**, **Ladbrokes**, **Farmfoods**, **Mckinnon Forbes Solicitors**, and **Hoi Barbers**.

## ACCOMMODATION

The subject property comprises a glazed fronted retail unit arranged over the ground floor of a single storey building.

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

<b>GROUND FLOOR</b>	<b>1,560 SQ FT</b>	<b>144.9 SQ M</b>
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## PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used as a retail and other uses under this class consent. 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 **£17,500 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 2023 is **£13,700**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£6,823**.

The unit will benefit from Small Business Rates discount of 57.5% on the rates liability giving a new rates payable of **£3,923**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

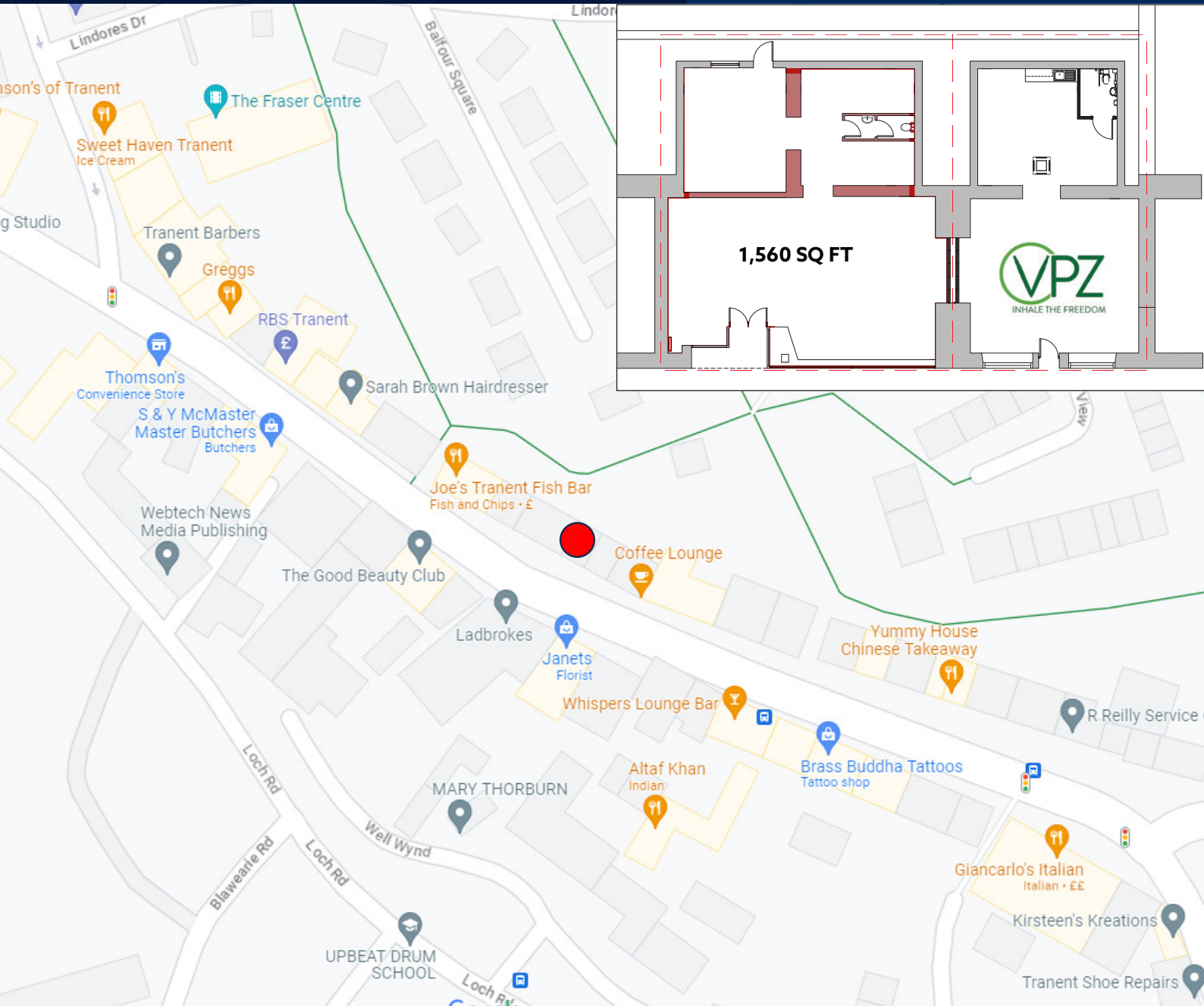
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

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

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## GET IN TOUCH



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