



FOR SALE
LOCK-UP / WORKSHOP / STORAGE

8C MARSHALL STREET
COCKENZIE, PRESTONPANS
EH32 0HX

- Rare opportunity to purchase small lock-up/warehouse/storage premises
- Situated just off the west-end of Cockenzie High Street
- GIA of 27.80sqm (299sqft)
- Offers over £18,000 for the outright purchase

LOCATION

Cockenzie and Port Seton is a unified town situated in East Lothian. It is located on the Firth of Forth, approximately 4 miles east of Musselburgh, 8 miles east of Edinburgh's City Centre and 11 miles West of the East Lothian harbour town of North Berwick.

The premises itself is found on Marshall Street, with access taken directly off to the west end of the High Street.

The exact location of the subjects can be seen on the below appended plan:

DESCRIPTION

The subjects comprise a ground floor lock-up/workshop premises of traditional stone construction rendered externally, surmounted by a pitched and slated roof.

The premises is accessed via a timber door and benefits from natural daylight via a single glazed window with metal security mesh. Internally, the premises has a solid floor, painted stone and brick walls and a stud-lined/plasterboard ceiling.

ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a Gross Internal Area basis in the order of:

GIA: 27.80sqm (299sqft)

SALE TERMS

Our clients are seeking offers over £18,000 for the outright purchase of their heritable interest.

RATEABLE VALUE

According to the Scottish Assessors Association website, the property has a current rateable value of # and therefore any potential occupier could benefit from 100% rates relief in line with the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of # and a copy of the certificate is available to interested parties on request.

LEGAL COSTS

Each party shall bear their own legal costs in connection with the transaction although in the normal manner the purchaser will be liable for land & buildings transaction tax and registration dues.

VAT

VAT is applicable

VIEWING:

Strictly by appointment through the sole selling agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

REFERENCE:

ESA3092

DATE OF PUBLICATION:

June 2023

CONTACT:

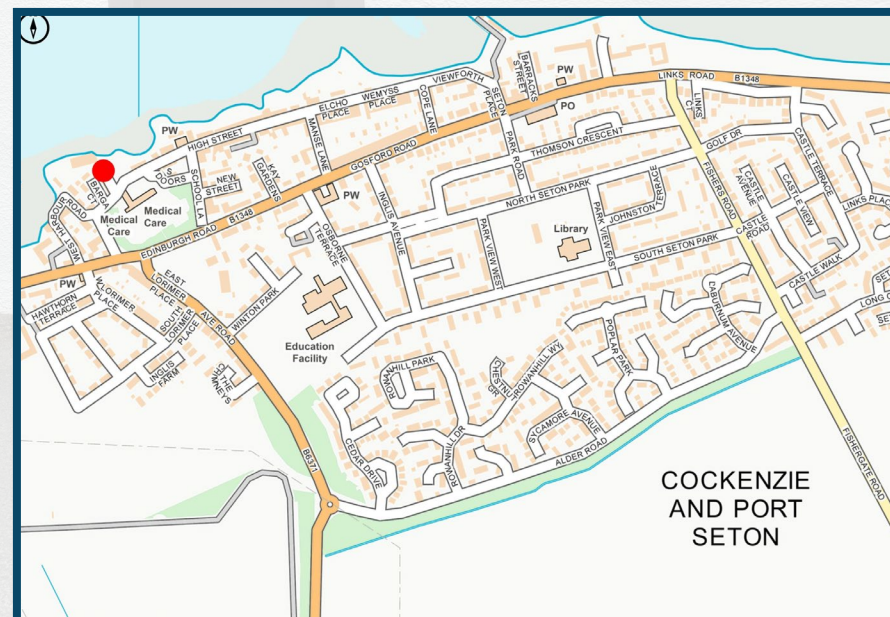
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