



TO LET - CLASS 1A OFFICE

**38 DEANTOWN DRIVE,
WHITECRAIG, MUSSELBURGH,
EAST LOTHIAN, EH21 8NT**

- Self-contained office in established residential location
- Dedicated off-street parking
- Qualifies for 100% small business bonus scheme rates relief
- NIA: 28.11 SQ M (303 SQ FT)
- Rental offers over £8,000 excl of VAT

LOCATION

The subjects are located in the village of Whitecraig in East Lothian, Scotland. Situated on a residential street, 38 Deantown Drive is located just a few miles from the historic town of Musselburgh and is near the A1 trunk road which connects Edinburgh and Newcastle.

DESCRIPTION

The subjects comprise a single-story building with pitched, metal clad roof of brick construction with pebble dash render. The property was formerly used as a taxi office and contains a single office with ancillary tea prep and W.C facilities. Externally, the land surrounding contains 5 private parking spaces, as well as additional free on street parking.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area:

28.11 SQ M (303 SQ FT)

LEASE TERMS

The property is available on an full repairing and insuring lease for offers over £8,000 per annum excl VAT (for a term to be agreed)

RATES

According to the Scottish Assessors Association website, the property has a current rateable value of £2,350. Occupiers may benefit from 100% business rates relief under the Small Business Bonus Scheme.

VAT

The prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through sole letting agents

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

REFERENCE:

ESA3264

DATE OF PUBLICATION:

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CONTACT:

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Edinburgh
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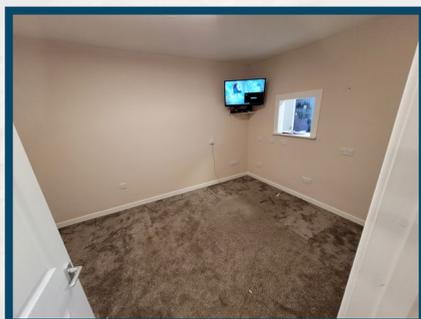
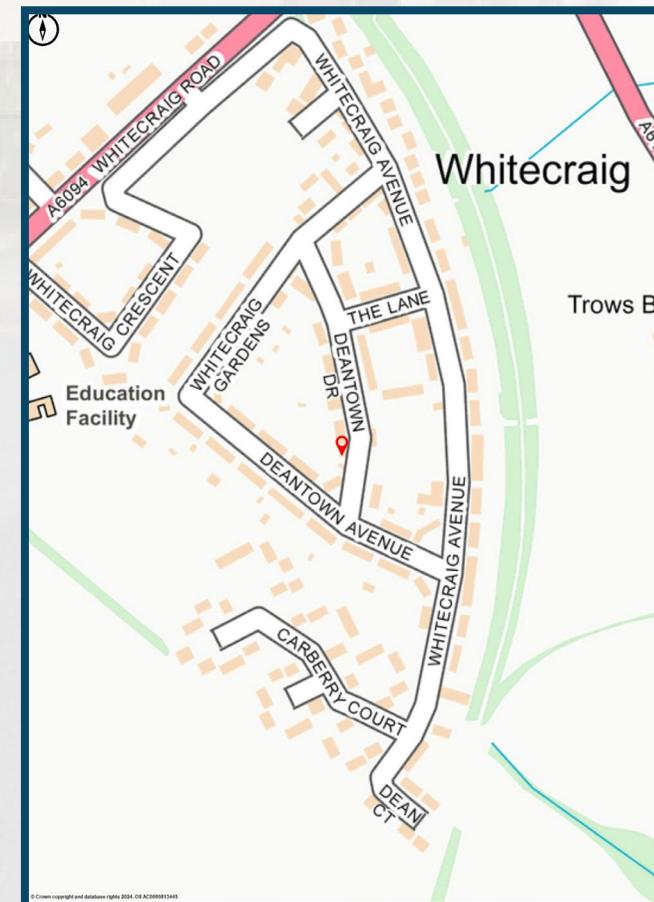
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