

RETAIL INVESTMENT

- > ATTRACTIVE VAT FREE RETAIL INVESTMENT OPPORTUNITY
- > LOCATED ON MUSSELBURGH'S PRIMARY COMMERCIAL THOROUGHFARE
- > PASSING RENT £11,000 PER ANNUM
- > **OFFERS OVER £120,000**
- > NET INITIAL YIELD OF 9.01%
- > FRI LEASE EXPIRING MARCH 2035
- > CURRENTLY LET TO LADBROKES BETTING & GAMING LIMITED



FOR SALE

110 NORTH HIGH STREET, MUSSELBURGH, EH21 6AS

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Atticus Melvin-Farr, atticus.melvin-farr@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

Musselburgh is a popular East Lothian commuter town situated on the south shores of the Firth of Forth, approximately 7 miles east of Edinburgh's city centre. The town is easily accessible by both car & public transport, with a variety of convenient bus routes servicing the area. The premises occupies a prominent position on the south side of North High Street within the block bounded by South Street to the east and Lochend Road South to the west.

The nearby commercial occupiers include Boots, Baynes Bakery, The Anchor Bar & Dominos.

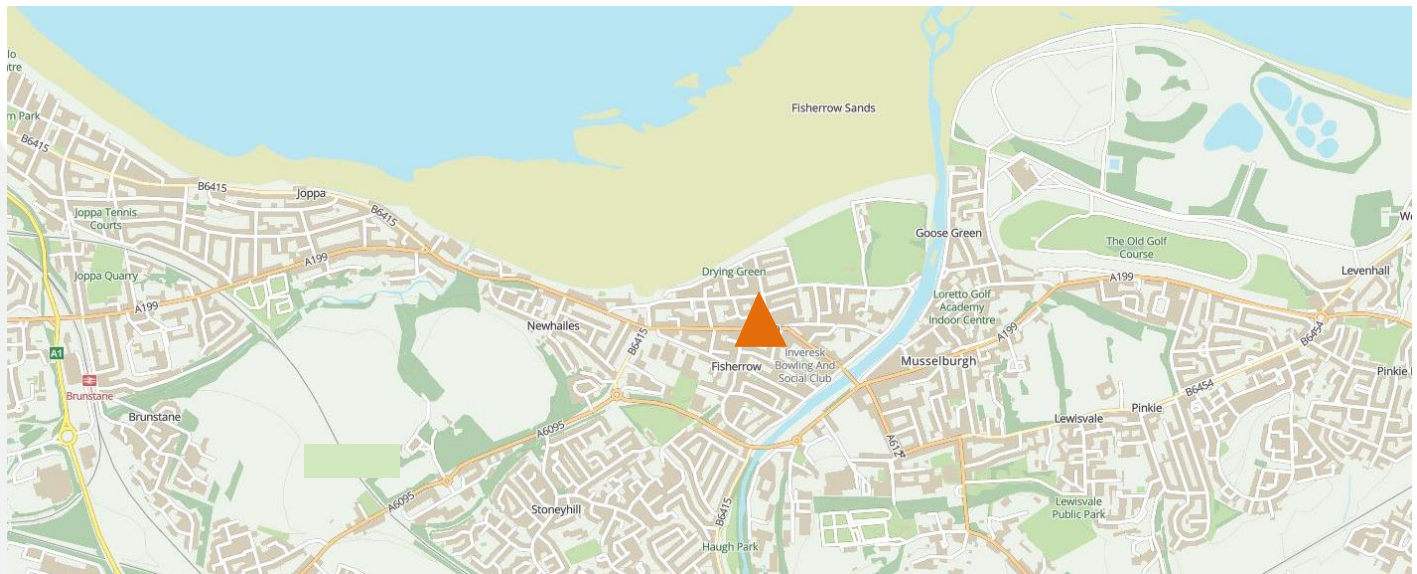
DESCRIPTION

The subjects comprise a multi-windowed Class 1A premises arranged over the ground, basement and part first floor of a two-storey mid terraced tenement. The premises benefits from a shared rear courtyard/garden area, accessed via a pend off North High Street.

Internally the accommodation comprises a main front shop area, storage rooms and W.C. facilities at ground level. The first floor contains a staff room, additional storage rooms and W.C. facilities. The basement is currently only suitable for storage purposes.

PRICE

Our client is seeking offers in excess of £120,000 reflecting a NIY of 9.01%, assuming purchaser's costs of 1.75%.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk and Atticus Melvin-Farr atticus.melvin-farr@shepherd.co.uk

www.shepherd.co.uk



ACCOMMODATION	SqM	SqFt
Basement	38.93	419
Ground Floor	152.91	1,646
First Floor	19.81	213
TOTAL	211.65	2,278

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

TENANCY

The subjects are let on an FRI basis to Ladbrokes Betting & Gaming Limited at a current passing rent of £11,000 per annum. The lease was recently extended a further 5 years from 1 April 2030 to 31 March 2035. There is a tenant only break option on 31 March 2030 and the rent shall be reviewed on 1 April 2025 and 1 April 2030.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £13,200 per annum which will result in annual rates payable of approximately £6,574. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of beginning the tenancy.

EPC

Released on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk and Atticus Melvin-Farr atticus.melvin-farr@shepherd.co.uk

www.shepherd.co.uk

