



# FOR SALE

Double Fronted Retail Unit  
Approx. 2,652sq ft / 246 sq m

**58-62 High Street**  
Tranent  
EH33 1HH

- Double fronted retail space in superb town centre location
- 21.7m frontage
- Fully air conditioned
- Extensive attic space (scope for expansion subject to consents)

## LOCATION

The subjects are located within Tranent town centre on the North side of the High Street.

Tranent lies approximately 12 miles to the east of Edinburgh within East Lothian and has a resident population of approximately 12,500. The population has grown by over 4,000 since 2001 and further expansion is expected with a number of new housing developments planned including some 1,600 new homes at Blindwells to the North of the A1.

Nearby occupiers include Lloyds Pharmacy, Greggs, Royal Bank of Scotland and a number of thriving independent retailers.

## DESCRIPTION

58-62 High Street is a double fronted retail unit in an enviable town centre location.

The property consists of two units, suspected to have previously been cottages, that have been connected internally. The unit is currently used as a kitchen showroom.

Both units have pitched roofs with extensive attic space and two flat roofed extensions to the rear, which were added at a later date. Both units are in very good condition and benefit from the following:

- Air conditioning (installed recently – 4 cassette units)
- Single toilet
- Small office/admin space
- Alarmed
- Rear door to small pend
- Entry to both units via no.58
- Other unit has windows (covered at present by grey boards as seen in photos)

## RATING ASSESSMENT

The Lothian Valuation Board has advised that the Rateable Value is £24,600.

## SALE TERMS

Offers are invited to acquire the heritable title of two units at 58-62 High Street with full vacant possession on an unconditional basis.

Guide price £280,000

## ACCOMMODATION

The available accommodation has a net internal area of 2,652 sq. ft / 246 sq. m and has been measured in accordance with the Code of Measuring Practice (6th Edition).

**Please note that due to their being extensive fit out in place, that the areas are approximate. Purchasers are to make their own investigations before offering for the property.**

Area	Size (Sq. Ft)	Size (Sq. M)
Large Unit (58)	1742	161.84
Small Unit (62)	910	84.54
<b>TOTAL</b>	<b>2652</b>	<b>246.38</b>

## PLANNING

The property is currently used in accordance with Class 1 of the Scottish Use Classes Order.

## ENTRY

To be agreed by both parties.

## VAT

It is understood that the property is elected for VAT, which will be payable on the purchase price.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser responsible for the payment of registration dues and any LBTT payable.

## EPC

The property is currently being assessed for its EPC rating and will be provided to interested parties.

## VIEWING & FURTHER INFORMATION



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