

TO LET – RETAIL UNIT***TAKEAWAY CONSENT GRANTED***

**9 STONEYBANK TERRACE
MUSSELBURGH
EH21 6LY**

LOCATION

Musselburgh is a popular market town situated approximately 5 miles to the east of Edinburgh City Centre, with a resident population of 25,000 persons.

The property is situated outwith the town centre, with nearby occupiers including Love Hair, Musselburgh Private Nursery and a number of local traders. On street car parking is situated directly across from the property.

DESCRIPTION

The property comprises a single storey retail unit.

ACCOMMODATION

From our measured inspection we would confirm the property extends to the following areas and dimensions:

Gross Frontage:	18' 4" (5.58 m)
Net Frontage:	13' 11" (4.24 m)
Net Internal Area:	541 ft ² (50.26 m ²)

LEASE TERMS

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed, incorporating regular upward only rent reviews.

Rental offers in the region of £11,000 per annum are sought.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

PLANNING

The subjects benefit from Hot Food Takeaway Consent – further details on request.

**RATES**

The property is entered in the Valuation Roll as follows:

Description: Shop
Rateable Value ('23/'24): £4,700

Qualifying parties may benefit from 100% rates relief under the Small Business Bonus Scheme.

LEGAL COSTS

Each party to be responsible for their own legal costs, with the ingoing tenant responsible for LBTT, together with any costs incurred by the Landlord.

VAT

All terms are quoted net of VAT where applicable.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

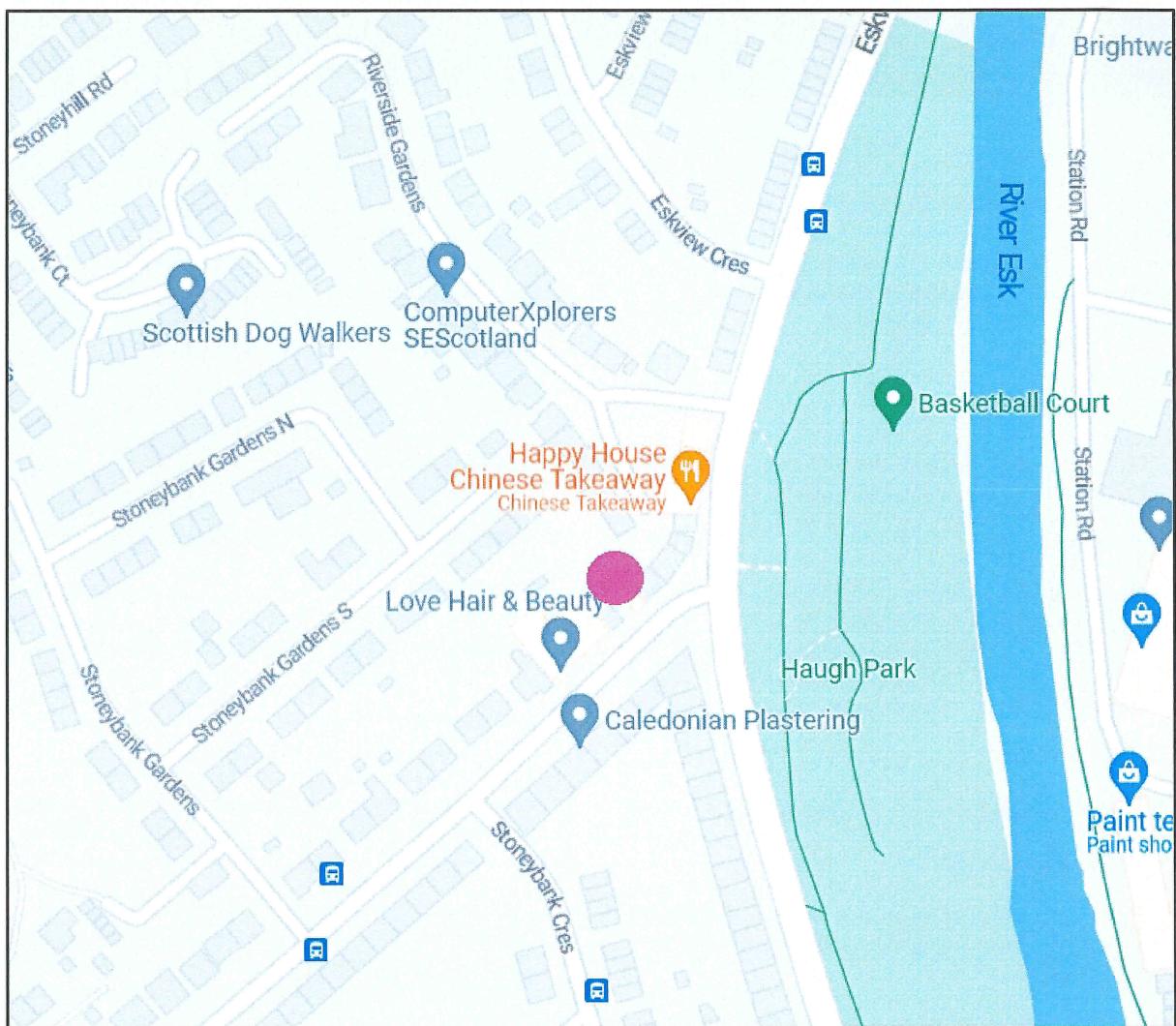
VIEWING/FURTHER INFORMATION

Strictly through the sole agents:

Whitelaw Baikie Figes

Contact: Gavin Anderson
Tel: 0141 221 6161
Email: gavin@wbf.co.uk

LOCATION PLAN



Details Updated 21st July 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property,
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.