

**ESTATES
STRATEGIC ASSET AND CAPITAL PLAN MANAGEMENT**

For Lease



Ground Floor Office Premises

(Suitable for Use Class 2 – Financial, Professional and Other Services)

Net Internal Area: 418 sq ft (38.8 sq m)

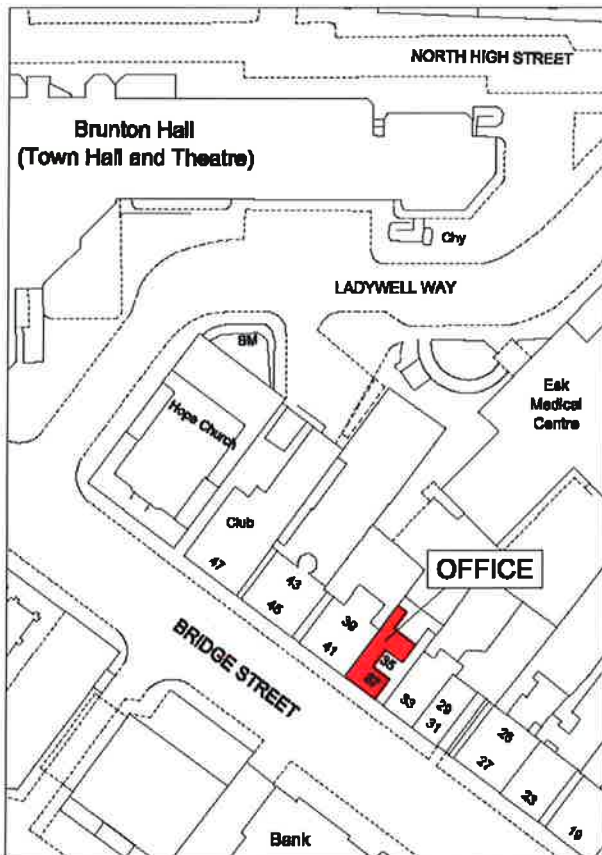
**37 Bridge Street
Musselburgh
EH21 6AA**

Offers over £6,750 per annum are invited

LOCATION

The office is located within Musselburgh Town Centre, close to the Brunton Hall and lies within the Musselburgh Conservation Area.

LOCATION PLAN



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DESCRIPTION

The subjects are located on the ground floor of a traditional two storey tenement building. The subjects comprise a main office area to the front, a smaller secondary office to the rear, a toilet, a rear hall and a W.C. There is a car parking space to the rear. There are metal access ramps to the rear of the property.

FUTURE USE

The current permitted use is Class 2 (Office) with reference to the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Proposed use should be detailed in your completed Application to Lease form.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be provided.

SERVICES

Mains Electricity, Water and Drainage are connected to the subjects.

LEASE TERMS

The premises are available on "easy in/easy out" terms. The Landlord maintains the property in a wind and watertight condition with the tenant being responsible for all other repairs and maintenance and the replacement of glass.

No gas or electrical works will be undertaken by the Tenant under any circumstances without the Council's prior consent.

Parties who are interested in taking a lease of the premises should request an "Application to Lease" form following viewing and this should be completed and returned to the address given on the form.

Only those who have returned a completed Application to Lease form will be notified of the closing date.

RATING ASSESSMENT

The rateable value of the subjects has been assessed at £4,150 per annum.

Under the Small Business Bonus Scheme for 2019/20 properties with a RV of up to £15,000 may qualify for 100% rates relief, depending on individual circumstances. Water and sewerage charges will still apply. Further information on the Small Business Bonus Scheme can be obtained at www.scotland.gov.uk or www.eastlothian.gov.uk.

VIEWING

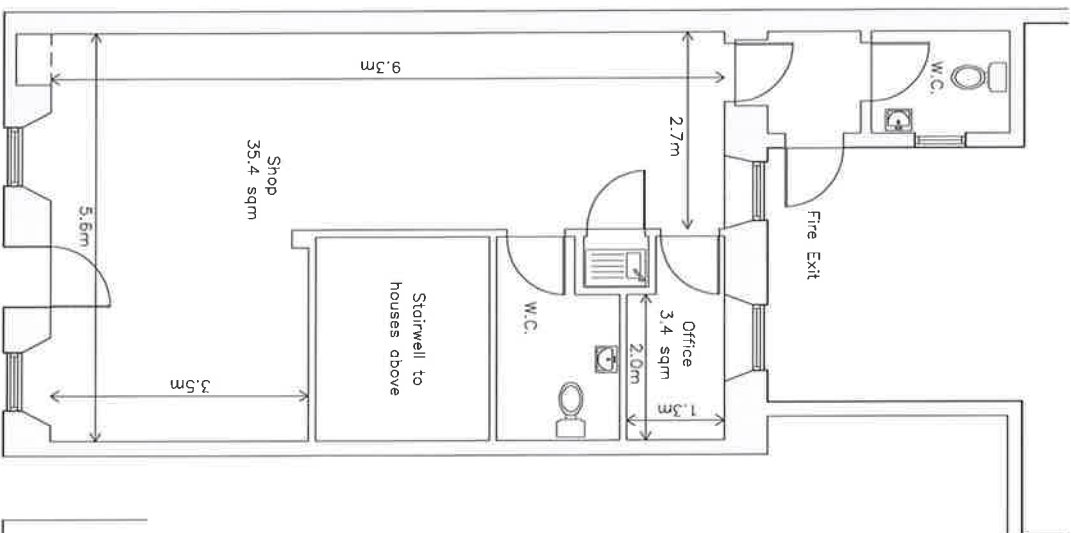
Strictly by prior appointment. Arrangements can be made via the Estates Section by contacting 01620 827330 or by emailing estates@eastlothian.gov.uk.

LEGAL FEES

The ingoing Tenant will pay the East Lothian Council £100 (+VAT) administration fee towards the preparation and completion of the lease.

If you wish to discuss any of the details of these particulars please contact Strategic Asset and Capital Plan Management (Estates) per Paul Trotter, Estates Surveyor (Tel 01620 827854)
For further local information, please visit our website www.eastlothian.gov.uk

(PT 31-05-2019)



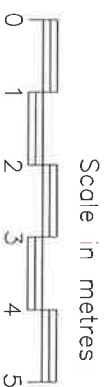
Floor Plan
37 Bridge Street
Musselburgh

File No. 03/B776/37

Asset No. 1139

Date of survey 16/02/2012

Scale 1:100



Plan prepared by

GEA: 70.0 sqm GIA: 50.0 sqm NIA: 38.8 sqm

East Lothian Council