

**ESTATES
STRATEGIC ASSET AND CAPITAL PLAN MANAGEMENT**

For Lease



**Retail Premises
“B” Listed**

Gross Internal Area: 484ft² (45m²) or thereby

**92 High Street
Haddington
EH41 3ET**

Offers in the region of £9,500 per annum are invited

These particulars are prepared for guidance only and do not form part of any contract. East Lothian Council shall not be legally bound by any statement contained herein. None of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending Purchasers/Tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

SITUATION

The property is located in a prime position at the east end of the High Street in Haddington, adjacent to the newly refurbished George Hotel.

DESCRIPTION

The shop occupies the ground floor of a listed building with flats above. The building, which was completely refurbished in 2010, is owned by The Wrights & Masons Trust and is managed by the Council.



The front shop contains cabinets, fitments and a counter which are listed. They primarily date from 1860 when the shop operated as an apothecary's premises.

The shop benefits from display lighting, electric heating, laminate floor coverings and fire and intruder alarms. The shop front has an awning which provides an attractive feature when displayed.

Accommodation (all sizes are approximate):

Front Shop	202.4 ft ² (18.8 m ²)
Office/Additional Sales	129.2 ft ² (12.0 m ²)
WC and Kitchen	

PLANNING AND SIGNAGE

The premises currently has Class 1A use. External signage to the shop will be restricted. There is a hanging sign outside the shop at the moment, any change to this sign will require Advertisement Consent and Listed Building Consent. No signage will be permitted to be attached to the front of the building. Signage within the shop front windows may be permissible but will require consultation with the Estates and Planning Departments of the Council.



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be provided to the ingoing Tenant.

LEGAL FEES

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

SPECIAL CONDITIONS

No alterations to the premises will be permissible. Any interested parties should satisfy themselves that their business can be operated at the premises as seen without the requirement for alterations. It is essential that an incoming tenant will ensure that the listed shop fittings and the shop premises as a whole are utilised with care. Interested parties should note on their "Application to Lease" forms how they intend to use the shop fittings as part of their business.

If more than one party is interested in taking a lease of the premises, a closing date will be set and rental offers will be invited. The Council reserves the right to grant the lease to the party whose proposed retail use is considered to be most sympathetic for the premises.

No gas, electrical or any alterations whatsoever will be permissible by the tenant.

RATING ASSESSMENT

The rateable value of the subjects has been assessed at £7,800 per annum as of 01/04/2023.

Under the Small Business Bonus Scheme for 2023/24 properties with a RV of up to £12,000 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.

LEASING ARRANGEMENTS

A lease period of up to 5 years is available. The Council will be responsible for all repairs at the premises and buildings insurance. The asking rent reflects this benefit to an incoming tenant.

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.**

VIEWING

Strictly by prior appointment. Arrangements can be made via the Estates Section by contacting 01620 820663 or by emailing estates@eastlothian.gov.uk.



If you wish to discuss any of the details of these particulars please contact Community Housing & Property Management, Estates Section per Paul Trotter, Estates Surveyor (Tel 01620 827854).
For further local information, please visit our website www.eastlothian.gov.uk

(30-05-2023)

FLOOR AND LOCATION PLANS

