

ESTATES
Strategic Asset and Capital Plan Management

For Lease



Workshop/Storage Use

26.5m² (285.2ft²) or thereby

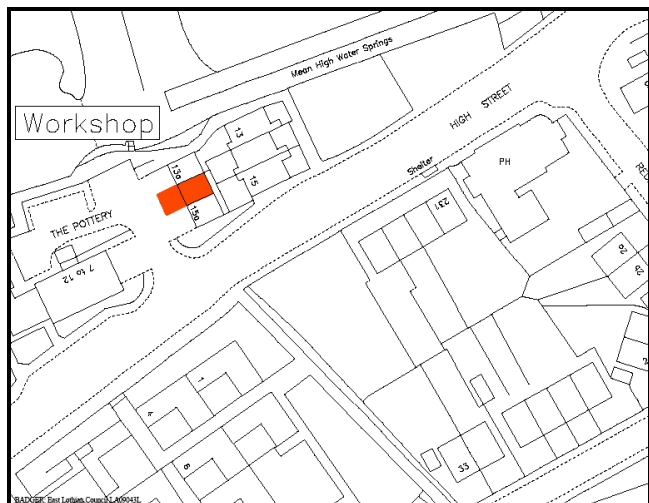
14A The Pottery
High Street, Prestonpans
EH32 9DS

Offers in the region of £3,000 per annum are invited

SITUATION

The property is located within the coastal town of Prestonpans, just off the High Street and adjacent to the shore line. There are good public transport links to Edinburgh via the local bus services and Prestonpans train station.

LOCATION PLAN



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DESCRIPTION

The workshop is the middle unit of three within a detached single storey block. To the front there is a surfaced forecourt area. The unit benefits from double door access to front together with a pedestrian access door to the rear.

The build is of traditional construction with a pitched slated roof. Internally the block surfaces have been painted. The floor is concrete, the internal walls and ceilings are of plasterboard. There is a double glazed high level Velux window.

The unit has fluorescent lighting, wall mounted electric storage heaters and a 13 amp ring main circuit. There is a stainless steel sink set within a kitchen unit. There is a separate toilet compartment with W.C., wash hand basin and hot water geyser.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate gives the property a G rating.

USE

The property would be suitable to use as a workshop or for storage. If used solely for storage, V.A.T. will be applied to the rent.

Interested parties should consult East Lothian Council's Planning Department on 01620 827216 with any queries regarding proposed use.

RATING ASSESSMENT

The rateable value of the property has been assessed at £2,300 per annum set at 1st April 2023.

Under the Small Business Bonus Scheme you 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.gov.scot or www.eastlothian.gov.uk.

VIEWING

Strictly by prior appointment. Arrangements can be made by contacting Mr Paul Trotter, Estates Surveyor, on 01620 827854 or by emailing estates@eastlothian.gov.uk.

LEASING ARRANGEMENTS

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.

LEGAL FEES

The incoming 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 Estates Section

On Tel. No. 01620 820 663 or email estates@eastlothian.gov.uk

For further local information, please visit our website www.eastlothian.gov.uk

[PT 20-12-2023]

Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

Scotland

14A THE POTTERY, CUTHILL, PRESTONPANS EH32 9DS

Date of assessment: 12 March 2021

Date of certificate: 29 April 2021

Total conditioned area: 25.59m²

Primary energy indicator: 559 kWh/m²/yr

Reference Number:

8210-4839-7102-0897-0006

Building type:

Office/Workshop

Assessment Software:

EPCgen, v5.6.b.0

Approved Organisation:

Elmhurst Energy Systems

Building Energy Performance Rating

Excellent

A+

Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

E

(81-100)

F

(100+)

G

Very Poor

Approximate Energy Use:

182 kWh per m² per year

Approximate Carbon Dioxide Emissions:

94.49 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:

45

C

Recommendations for the cost-effective improvement of energy performance

1. Consider replacing T8 lamps with retrofit T5 conversion kit.
2. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.
3. Some glazing is poorly insulated. Replace/improve glazing and/or frames.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.