

**ESTATES**  
**Strategic Asset and Capital Plan Management**

# For Lease



## **Office Accommodation**

212 sq ft (17.70 m2) or thereby

**Room 5**  
**47B Bridge Street**  
**Musselburgh EH21 6AA**

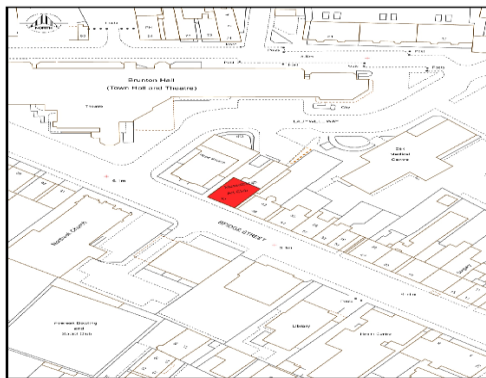
**Offers Around £2,400 per annum are invited**

These particulars do not form part of any contract and the Council shall not be legally bound by any statement contained therein.  
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 office is located in the Town Centre close to Brunton Hall, Musselburgh, General parking is available nearby.

## LOCATION PLAN



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## DESCRIPTION

Room 5 is located on the second floor of a traditional stone-built tenement building. The room is split into two areas with a connecting door. The accommodation is bright with each section having a window looking onto Bridge Street. The office has plaster and painted walls, fluorescent strip lighting, carpeted flooring and heating is provided by wall mounted electric heaters. There are a further 7 rooms within the building, all of which are used as office accommodation. There is a shared entry door and shared toilet facilities.

## USE

This property has most recently been used as an office. Interested parties who wish to make further enquiries about changing the use of this property must consult East Lothian Council's Planning Department at [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk).

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is to be confirmed.

## RATING ASSESSMENT

The rateable value of the subjects has been assessed at £2,100 per annum. (effective 01/04/2023)

Under the Small Business Bonus Scheme for 2023/24, properties with a Rateable Value of up to £15,000 p.a. 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](http://www.scotland.gov.uk) or [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk).

## VIEWING

By prior arrangement with Mrs Sheena Leathard on 07812482908 or Estates Section on 01620 820663.

## 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. The Tenant shall also be responsible for all internal painter work deemed necessary by the Council. All communal areas are to be kept in a clean and tidy condition.

**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 "Expression of Interest" form following viewing and this should be completed and returned to the address given on the form.

**Only those who have returned a completed Expression of Interest form will be notified of the closing date.**

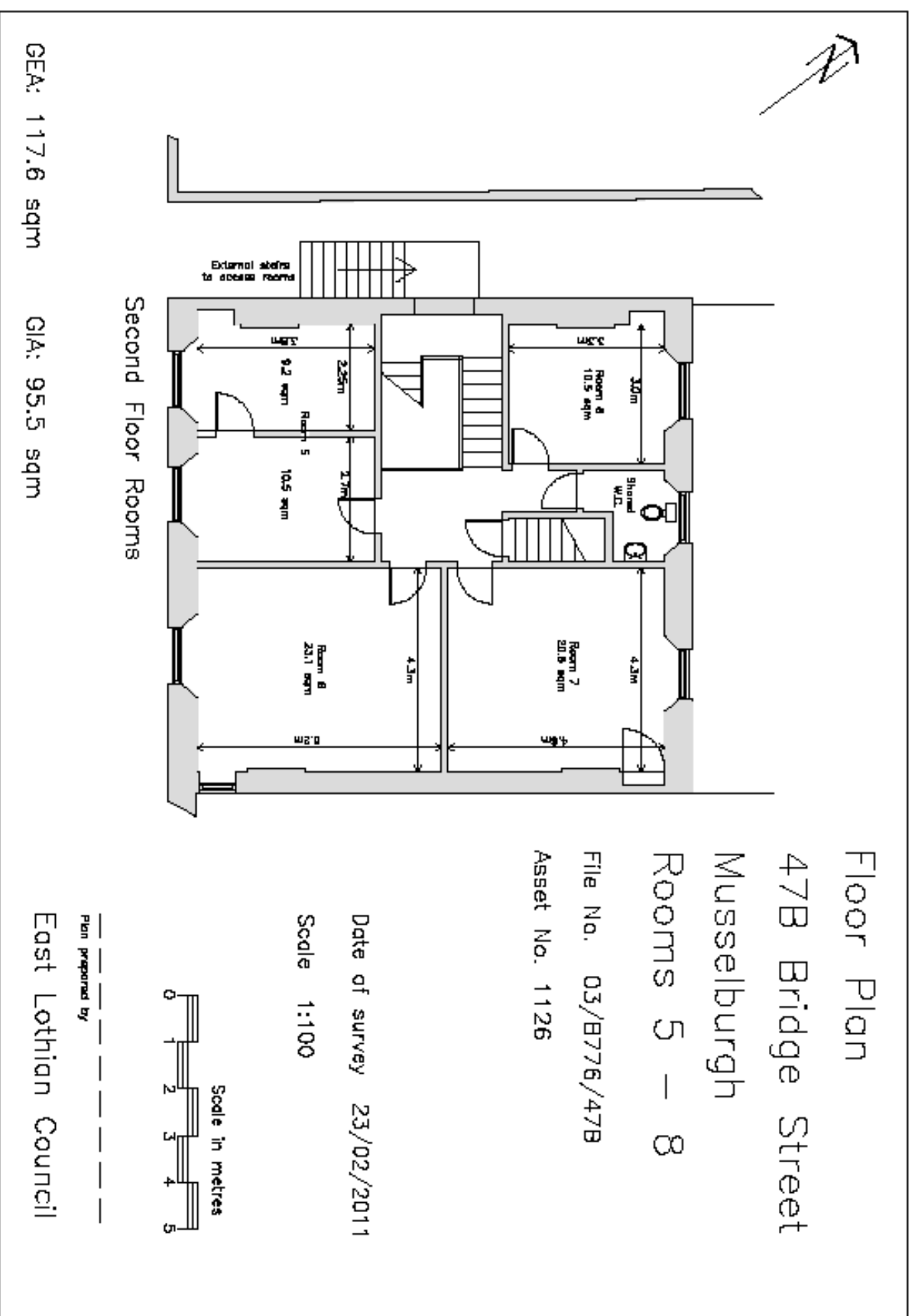
## FEES

The incoming Tenant will pay 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 Section per Sheena Leathard, Estates Surveyor (Tel 07812 482908)  
For further local information, please visit our website [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

(SL 05-01-2024)

# FLOOR PLAN



\* Not to scale