

ESTATES
Strategic Asset and Capital Plan Management

FOR SALE

48 High Street
Dunbar
EH42 1JH



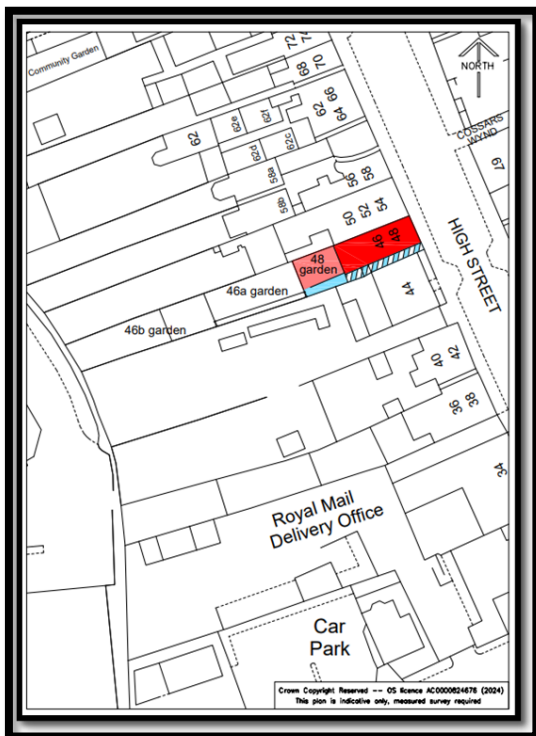
Commercial Premises situated on Dunbar High Street
Ground Floor Net Internal Area 60.6m² (652 ft²)
Basement Storage 53.6m² (577ft²)

Offers over £165,000 are invited

LOCATION

The historic town of Dunbar occupies a stunning coastal position within easy reach of Edinburgh. The city of Edinburgh can be reached by train in approximately 30mins, and around 45 mins driving time via the A1. Dunbar is a vibrant town and offers an excellent quality of life. The High Street offers a wide variety of independent shops, cafes and restaurants. On the outskirts of Dunbar there is a new development with a large supermarket, Garden Centre and fast-food outlet.

Dunbar is well served with an excellent leisure centre and swimming pool, historic harbour, beautiful beaches and two golf courses. The John Muir Country Park is close by and there are many walks available within the surrounding East Lothian countryside. Dunbar benefits from substantial nursery, primary and secondary schools along with private nurseries and the private Belhaven Hill School.



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SITUATION

Dunbar High Street has a mixture of both commercial and residential properties and is convenient for all local amenities and transport links. The subjects of the sale are shaded red on the adjacent site plan.

DESCRIPTION

The building comprises 2 residential flats on the first and second floor and a commercial property on the ground floor. This is a commercial property on the ground floor with a basement and is located in the conservation area in Dunbar High Street.

The building is of stone construction under a pitched and slated roof. The rear yard area is paved and bounded by masonry walling and timber fencing.

ACCOMMODATION

The main office accommodation is on the ground floor. Internally the office has been finished to a high standard with glass partitioning and frosted panels, suspended ceilings, recessed lights and vertical radiators.

The ground floor comprises a waiting area, reception counter, three offices, kitchen, W.C., cleaner's cupboard and storeroom. The basement has a W.C, plant room, storage space and panel radiators. There are low ceilings in some areas and it is carpeted throughout.

Parking is on street and restricted to 90 minutes.





RATEABLE VALUE

The rateable value for this commercial property has been assessed at £8,900 effective from 1st April 2023.

ENERGY PERFORMANCE CERTIFICATE

Further details available on request.

PLANNING

The most recent use of the property as an area housing office for the Council.

SERVICES

Mains water, electricity and gas. The property benefits from a gas fired central heating system, a new boiler was installed in 2023.

VIEWING

Strictly by prior arrangement with the Estates Section.

To arrange a viewing contact 01620 820 663 or email estates@eastlothian.gov.uk

To discuss any of the details within these particulars, please contact:
John Martin MRICS Estates Surveyor on Tel: 07974 873 697 or email jmartin@eastlothian.gov.uk

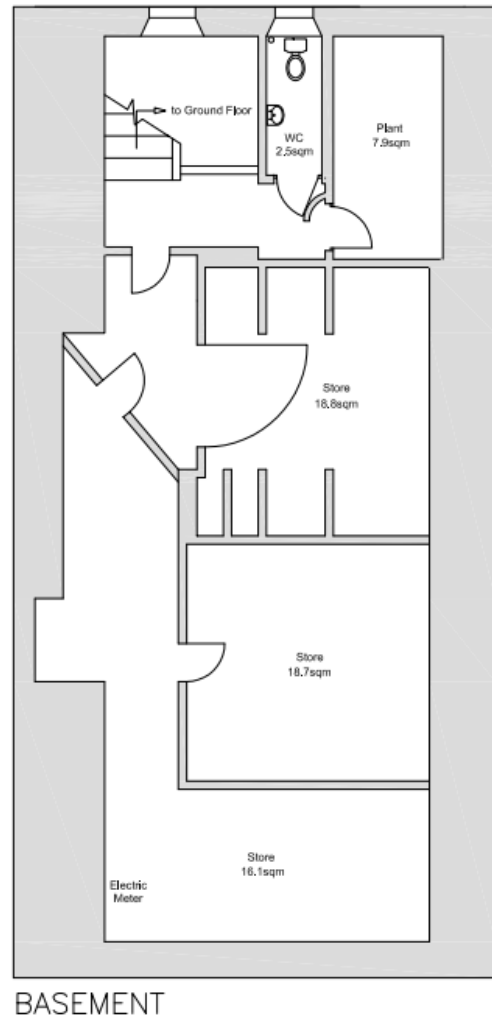
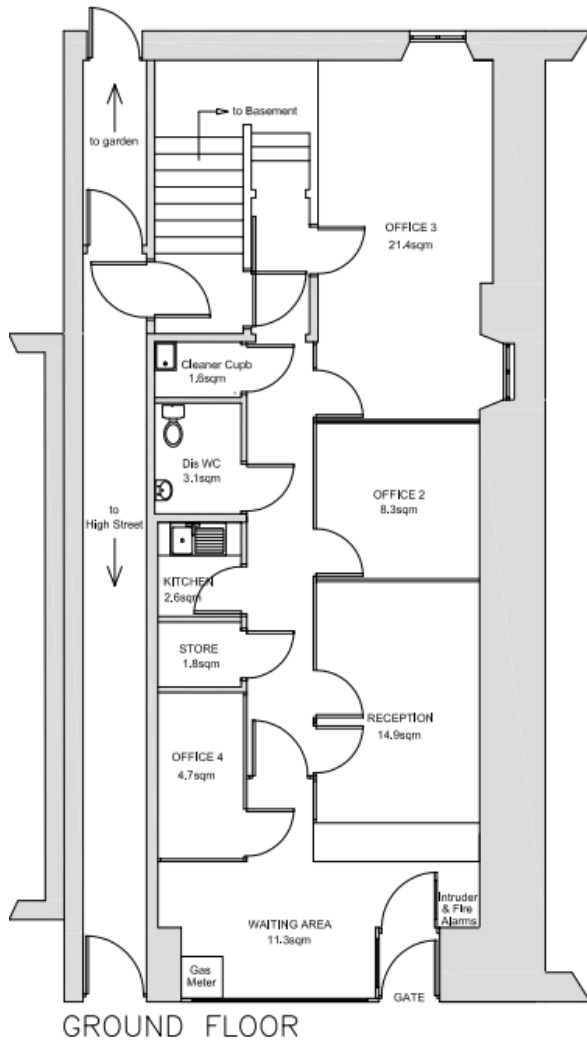
These particulars can also be viewed and downloaded at www.eastlothian.gov.uk/property

If you wish particulars to be sent out to you by post
or
If you intend to offer for the property, please contact:

Estates Section
Tel: 01620 820 663 or
Email: estates@eastlothian.gov.uk
with your details to obtain particulars and/or an offer envelope



FLOOR PLAN



These particulars do not form part of any contract and the 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 must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

CONDITIONS OF SALE

1. The property will be sold as possessed by the Council and subject to all conditions and/or restrictions affecting it, whether or not in the title deeds. Any conveyance by the council shall contain such reservations, burdens and conditions as the Council may consider necessary for the protection of the Council's interest.
2. Offers conditional upon gaining planning consent will be considered, but in the event of similar bids being received preference may be given to offers not conditional on planning.
3. The purchase price will be paid in full at a date to be agreed subject to the following:
 - (a) A deposit of 10% of the purchase price shall be paid to the Council immediately on conclusion of formal missives, with the balance of the purchase price payable at the date of entry.
 - (b) Interest at 4% above the Royal Bank of Scotland base rate will be chargeable on the balance of the purchase price from the date of entry until paid.
4. The purchasers shall be liable for any statutory notices issued after the date of conclusion of missives.
5. Any offer submitted should also include information on the proposed use intended for the property together with details of any planning and/or other consents required. This information should be as detailed as possible and include plans, specifications etc, where appropriate.
6. Prospective purchasers should also submit with their offer, information sufficient to allow the Council to obtain a suitable financial reference. Where an offer is submitted by a company (which is not a limited or public limited company) or a partnership, then the directors or partners must be named.
7. Offers are invited on the basis that full vacant possession is available to the property.
8. The purchase price is exclusive of VAT.

DETAILS FOR SUBMITTING OFFERS

1. Offers over £165,000 are invited.
2. The closing date for offers has not yet been set. All parties who have expressed an interest will be notified of the closing date once set. Offers should be open for acceptance for a period of 6 weeks after the closing date. This is to allow consideration of all offers received, to accommodate the Council's reporting procedures and to obtain Scottish Ministers consent.
3. All offers must be made in the appropriate offer envelope and the name and address of the offerer should be written on the back. Any additional material for submission must be suitably sealed, labelled and attached to the offer envelope. An offer envelope can be obtained from Estates Section on Tel 01620 820 663 or by emailing estates@eastlothian.gov.uk.
4. Only self-evidencing offers in standard legal form will be considered for acceptance by the Council.
5. **Offers received by fax will not be accepted.**
6. The Council is not bound to accept the highest or any offer.

7. Offers received after 12 Noon on the closing date will be returned unopened and will not be considered by the Council.
8. **Offers must be submitted in accordance with the above. Failure to do so will result in the offer being declared void.**
9. You are strongly recommended to seek professional advice when making an offer.