

ESTATES Strategic Asset and Capital Plan Management

FOR LEASE



Retail Premises to Let 41.2 sqm (443.47 sq ft) or thereby

> 6 Civic Square Tranent EH33 1LH

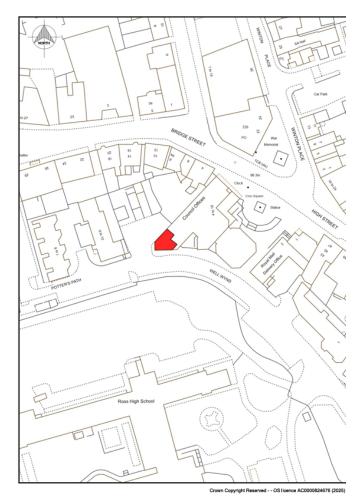
Rent: Offers over £4,200 per annum

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 Tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Situation

Tranent is located approximately 10 miles east of Edinburgh and 7 miles west of Haddington with immediate access to the A1 trunk road. All amenities are available in the Town Centre which boasts a traditional high street with a good mix of shops, cafés and services. Regular public transport runs into Edinburgh and other nearby towns.

Location Plan



Description

The subject comprises ground floor retail premises within the Civic Square complex, which comprises flats, retail premises and a local food bank. The accommodation comprises a main front room and rear room with kitchen area and W.C. The flooring is to a mixture of tile work and laminate. Walls are to a mixture of tilework and painted plaster.

Rent

We are seeking offers in excess of £4,200 p.a. exclusive of business rates, water sewerage and draining charges – see note under "Rating Assessment".

Use

This property has Class 1A use and was previously run as a successful hair salon. Any persons wishing to change the use of this property out with this class must consult East Lothian Council's Planning Department and submit details of their proposed use and alterations along with their offer of rent.

If the unit is used solely for storage, then VAT at 20% will be charged on the agreed rent.

Viewing

By prior arrangement with Mr John Martin, Estates Surveyor on 07974 873697 or via email at <u>estates@eastlothian.gov.uk</u>

Rating Assessment

The Rateable Value of the subjects has been assessed at £4,450 per annum.

You may qualify for business rates relief through the Small Business Bonus Scheme (SBBS). Subjects with a RV of up to £12,000 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.gov.scot or www.eastlothian.gov.uk.

Energy Performance Certificate

The Energy Performance Certificate is available on request.

If you wish to discuss any of the details of these particulars, please contact Strategic Asset and Capital Plan Management (Estates) per John Martin, Estates Surveyor (Tel. No. 07974 873697) For further local information, please visit our website <u>www.eastlothian.gov.uk</u>

Legal Fees

The ingoing Tenant will pay East Lothian Council £200 (+VAT) administration fee towards the preparation and completion of the lease.

Leasing Arrangements

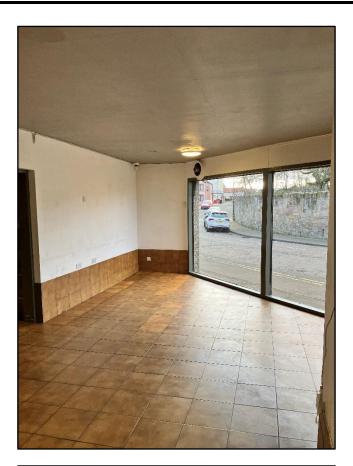
The premises are available on "easy in/easy out" terms. The Landlord maintains the property in a wind and watertight condition with the Tenant being responsible for all other repairs and maintenance and the replacement of glass. The Tenant shall also be responsible for all internal painter work deemed 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 "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 an Application to Lease form will be notified of the closing date.

Please note due to the potential redevelopment of the site, we are unable to provide long term leases or guarantee the long-term occupation of the premises.





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GEA: 59.6 sqm GIA: 49.3 sqm NIA: 41.2 sqm	Solon Solon Solon G.Im C.48m U.S. Solon U.S. Solo	Fire Exit	A D LA LA CWT		
Scale in metres	Date of survey 02/09/2010 Scale 1:100	Filc No. 11/C525/6	Tranent	6 Civic Square	Floor Plan