

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

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



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.



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 www.eastlothian.gov.uk

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Scale 1:100

Scale in metres



Plan prepared by

East Lothian Council