

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

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**FOR LEASE**

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**Premises to Let**

**Retail Premises: 61.2 sqm (658.7 sqft) or thereby**

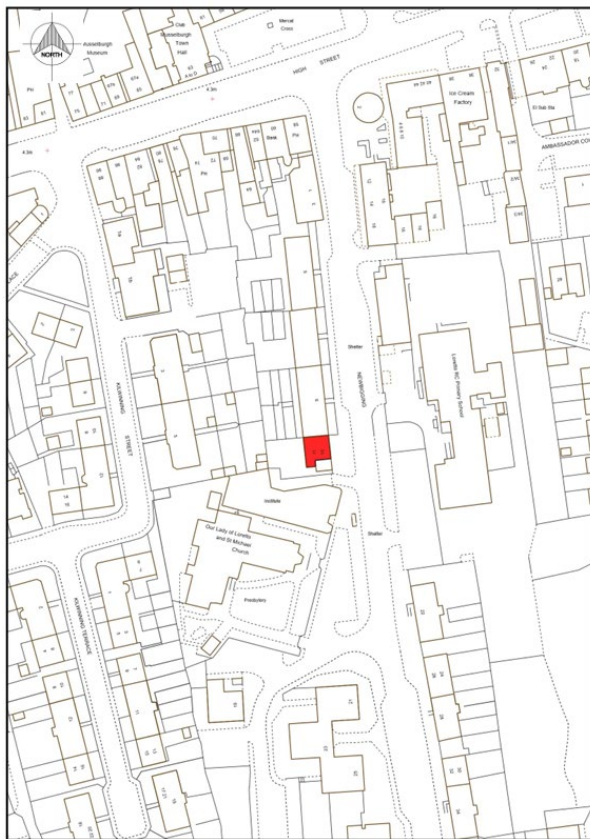
**11 Newbigging  
Musselburgh  
EH21 7AJ**

**Rent: Offers over £11,000 per annum**

## Situation

The property forms part of a ground floor double fronted shop unit in a three-storey building with flats above and is located close to the junction of the busy High Street in Musselburgh.

## Location Plan



## Description

The unit is terraced and has a double frontage looking out into the street. The unit benefits from having a metal gate over the entrance area and a rear access door.

The accommodation has most recently been used as a florist and comprises a front shop, back shop/workshop area, and storeroom. The accommodation is completed by a large storage cupboard and separate WC.

## Energy Performance Certificate

The Energy Performance Certificate gives the property a C rating.

## Rent

We are seeking offers in excess of £11,000 p.a. exclusive of business rates, water sewerage and draining charges – see note under “Rating Assessment”.

## Use

This property has Class 1A use. 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.

## Viewing

By prior arrangement with Mr John Martin, Estates Surveyor on 07974 873697 or via email at [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk)

## Rating Assessment

The Rateable Value of the subjects has been assessed at £9,000 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](http://www.gov.scot) or [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk).

## Legal Fees

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

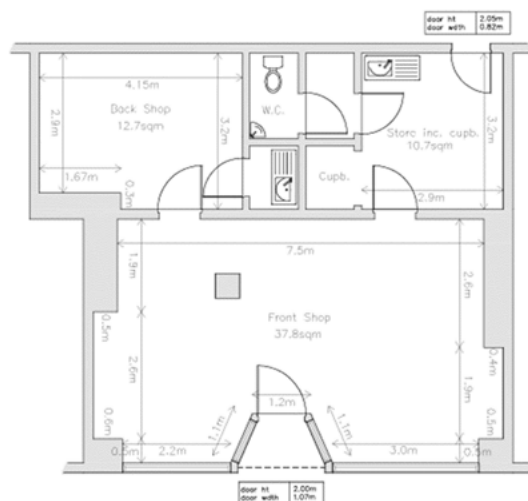
## Leasing Arrangements:

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 Application to Lease form will be notified of the closing date**



## Floor Plan 11 Newbigging Musselburgh

File No. 04/N279/11

Date of survey 04/08/2010

Scale 1:100

Scale in metres



GEA: 79.5 sqm

GIA: 69.1 sqm

NIA: 61.2 sqm/658.7 sqft (exc. arcade entrance)

Plan prepared by

East Lothian Council



# Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

## Scotland

11 NEWBIGGING, MUSSELBURGH EH21 7AJ

Date of assessment: 08 January 2025

Date of certificate: 08 January 2025

Total conditioned area: 67.72m<sup>2</sup>

Primary energy indicator: 364 kWh/m<sup>2</sup>/yr

Reference Number:

8720-0793-0530-8001-1503

Building type:

Retail/Financial

Assessment Software:

EPCgen, v6.1.e.0

Approved Organisation:

Elmhurst Energy Systems

## Building Energy Performance Rating

Excellent



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:

234 kWh per m<sup>2</sup> per year

Approximate Carbon Dioxide Emissions:

35.05 kgCO<sub>2</sub> per m<sup>2</sup> per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) 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:



## Recommendations for the cost-effective improvement of energy performance

1. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.
2. Some glazing is poorly insulated. Replace/improve glazing and/or frames.
3. Consider installing an air source heat pump.

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.