



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

# **For Lease**

---



**Office Premises**  
Internal area 38.19m<sup>2</sup> (411 ft<sup>2</sup>) or thereby

**1 Fishers Wynd  
Musselburgh  
EH21 6JF**

**Offers around £7,000 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 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/Tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

## SITUATION

The property is situated on the east side of Fishers Wynd just off the junction with the busy North High Street, Musselburgh

## LOCATION PLAN



## DESCRIPTION

The property forms the ground floor of a 2 storey stone built end of terrace building with flats above.

Accommodation briefly comprises vestibule area, main office/retail space with window, spacious internal hallway, 2 rear internal rooms/offices, separate w.c. plus small store with additional wash hand basin

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate gives the property a G rating.

## USE

The current permitted use for the property is Use Class 1A (Shops and financial, professional and other services) of the Town and Country Planning (Use Clauses) (Scotland) Order 1997. Interested parties should consult East Lothian Council's Planning Department at [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk) with any queries regarding proposed use.

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

## RATING ASSESSMENT

The rateable value of the property has been assessed at £5,200 per annum (effective from 1<sup>st</sup> April 2023).

Under the Small Business Bonus Scheme, properties with a RV of up to £12,000 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).

## VIEWING

Strictly by prior appointment. Arrangements can be made by emailing [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk) or by contacting Mr John Martin, Estates Surveyor on 07974 873 697

## 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.

**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.

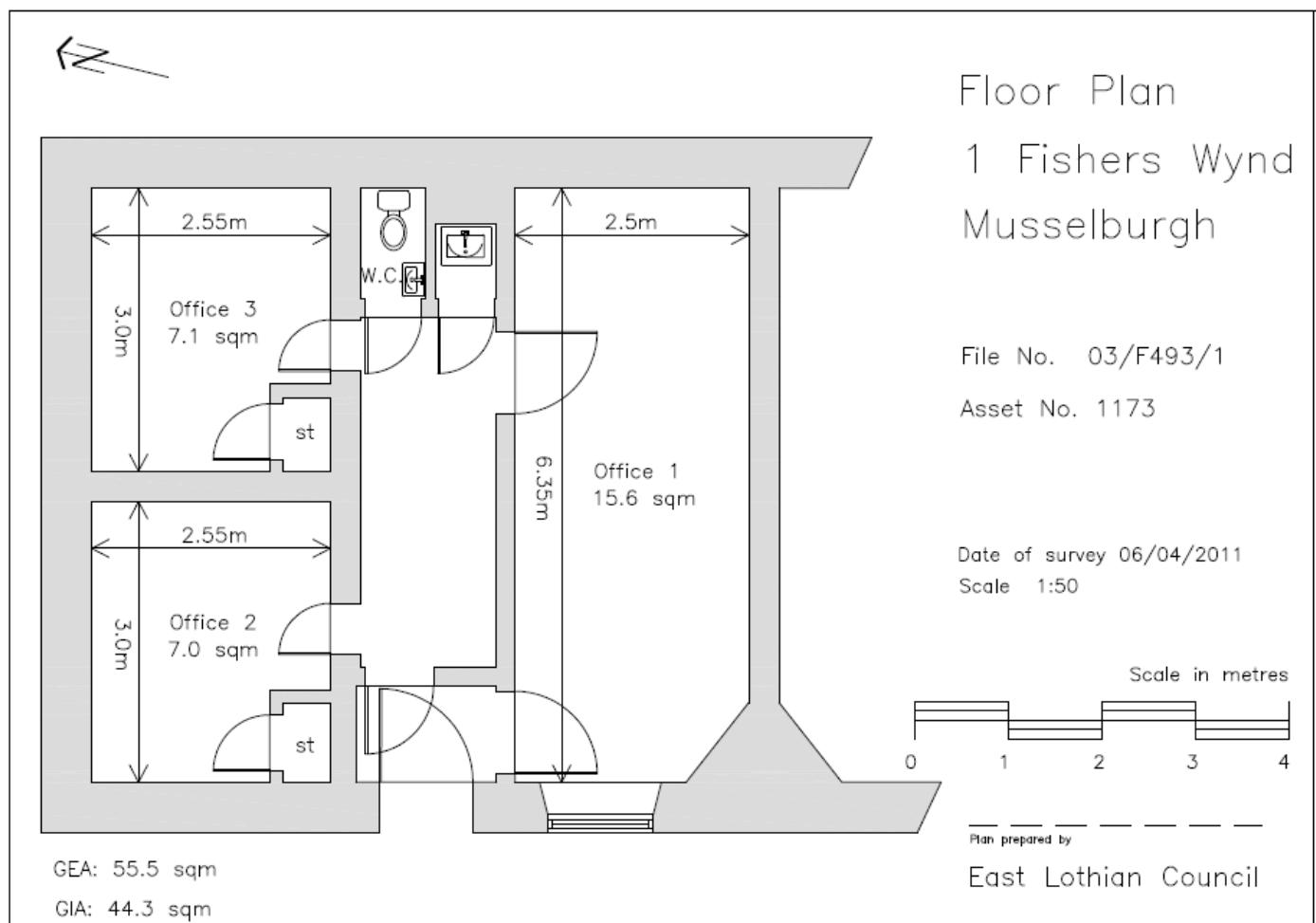
**Only those who have returned a completed Application to Lease form will be notified of the closing date.**

## LEGAL FEES

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



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

# Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

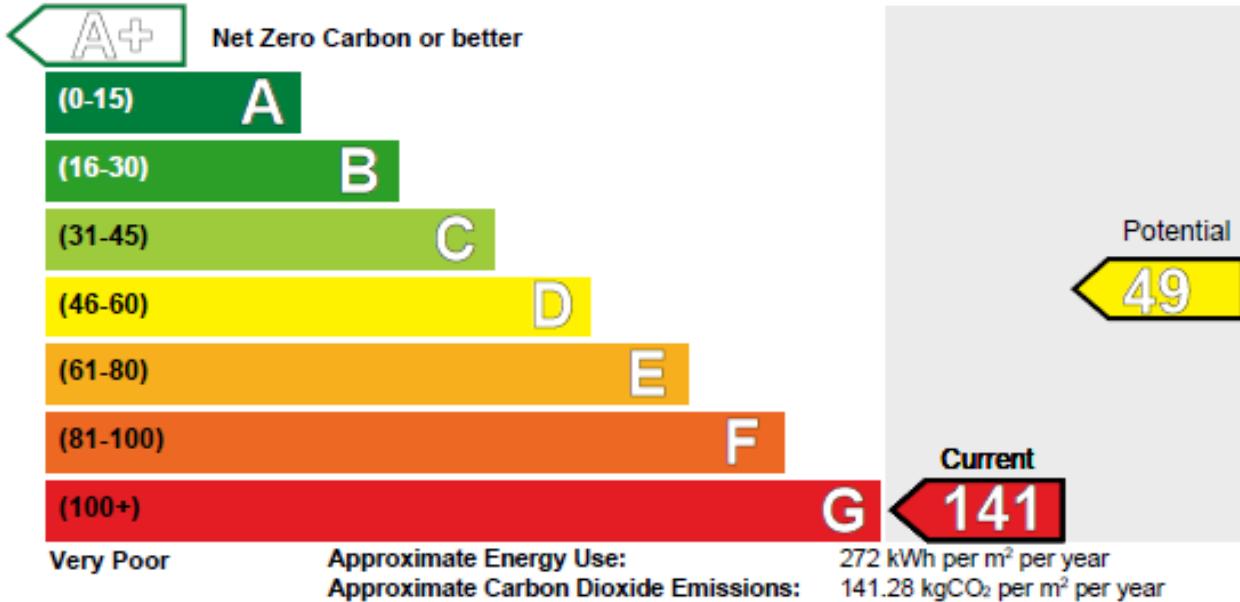
# Scotland

## 1 FISHERS WYND, FISHERROW, MUSSELBURGH EH21 6JF

Date of assessment: 19 November 2020 Reference Number: 2102-3089-2403-0490-1791  
Date of certificate: 27 November 2020 Building type: Office/Workshop  
Total conditioned area: 43.6m<sup>2</sup> Assessment Software: EPCgen, v5.3.a.0  
Primary energy indicator: 836 kWh/m<sup>2</sup>/yr Approved Organisation: Elmhurst Energy

## Building Energy Performance Rating

Excellent



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:

35 C

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

1. Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.
2. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.
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.

If you wish to discuss any of the details of these particulars, please contact Estates Section  
per John Martin, Estates Surveyor (Tel 07974 873 697)

For further local information, please visit our website [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

(Estates 17-12-2025)