



**ESTATES  
STRATEGIC ASSET AND CAPITAL PLAN MANAGEMENT**

# For Lease

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## **Ground Floor Retail/Office Premises**

Internal Area: 38.8 sq m (418 sqft)

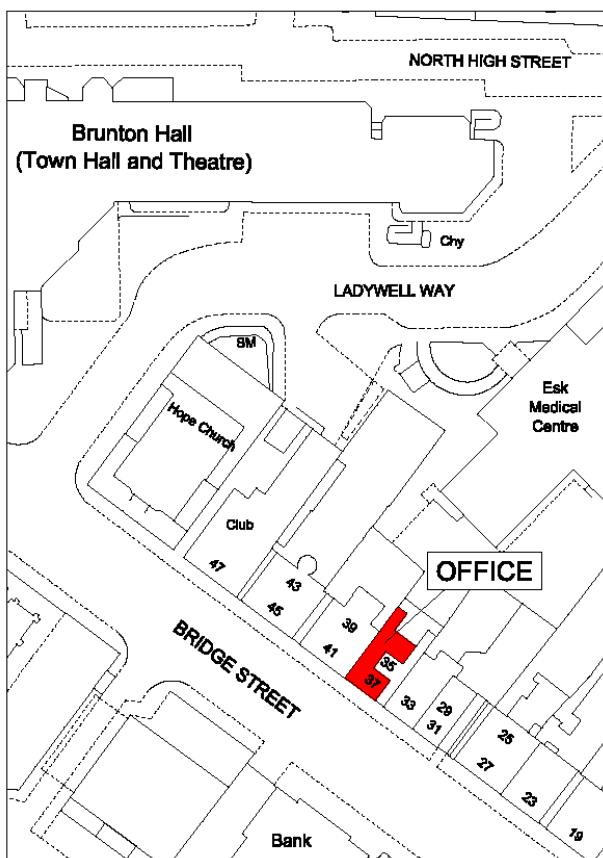
**37 Bridge Street  
Musselburgh  
EH21 6AA**

**Offers over £7,250 per annum are invited**

## SITUATION

The office is located within Musselburgh Town Centre, close to the Brunton Hall and lies within the Musselburgh Conservation Area.

## LOCATION PLAN



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## DESCRIPTION

The subjects are located on the ground floor of a traditional two storey tenement building. The subjects comprise a main area to the front, a small secondary office to the rear, a toilet, a rear hall and a W.C. There is a car parking space to the rear. There are metal access ramps to the rear of the property.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate gives the property a D rating.

## SERVICES

Mains Electricity, Water and Drainage are connected to the subjects.

## USE

The current permitted use is Class 1A (Shops, Financial, Professional and other services) with reference to the Town and Country Planning (Use Classes) (Scotland) Order 1997 (amended).

Any persons wishing to change the class use of this property must consult East Lothian Council's Planning Department and submit details of their proposed use and alterations along with their offer of rent.

## RATING ASSESSMENT

The proposed rateable value effective from 1<sup>st</sup> April 2026 of the subjects has been assessed at £5,000 per annum. Please note this is a Draft Value and is subject to change.

Under the Small Business Bonus Scheme for 2025/26 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.scotland.gov.uk](http://www.scotland.gov.uk) 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 the Estates Section on 01620 820663

## LEASING ARRANGEMENTS

The premises are available on "easy in/east 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 cut glass.

**No gas or electrical works will be undertaken by the Tenant under any circumstances without the Council's prior consent.**

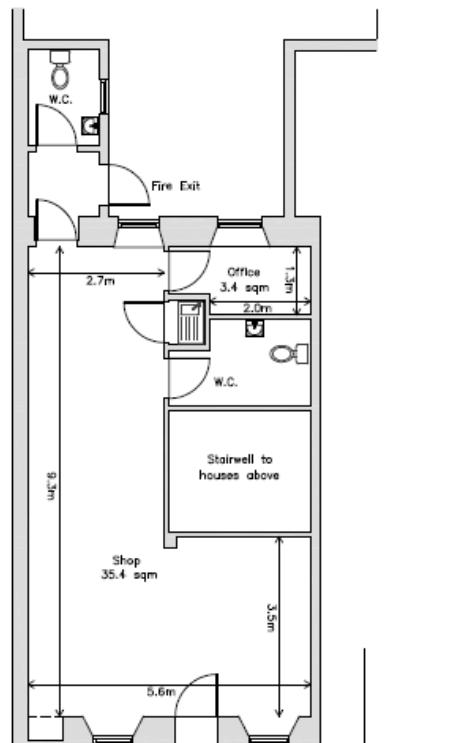
Parties who are interested in taking a lease of the premises should request an "Application to Lease" form following viewing, and this should be completed and returned to the address given on the form.

Only those who have returned a completed 'Application to Lease' form will be notified on 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



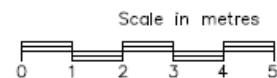
Floor Plan  
37 Bridge Street  
Musselburgh

File No. 03/B776/37

Asset No. 1139

Date of survey 16/02/2012

Scale 1:100



Plan prepared by

East Lothian Council

GEA: 70.0 sqm GIA: 50.0 sqm NIA: 38.8 sqm

If you wish to discuss any of the details of these particulars, please contact Strategic Asset and Capital Plan Management (Estates) per  
Paul Trotter, Estates Surveyor (Tel 01620 827854)  
For further local information, please visit our website [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

# Energy Performance Certificate

Scotland

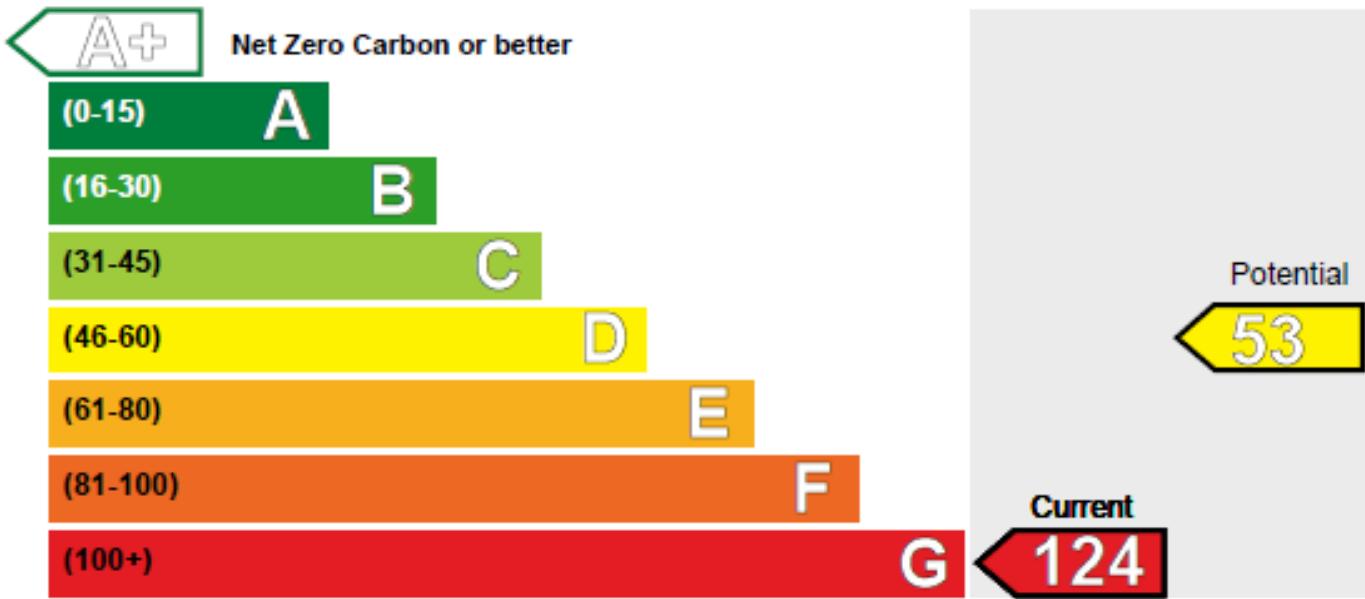
Non-Domestic buildings and buildings other than dwellings

37 BRIDGE STREET, FISHERROW, MUSSELBURGH EH21 6AA

Date of assessment: 10 May 2019 Reference Number: 0951-1907-2301-7000-8004  
Date of certificate: 13 June 2019 Building type: Office/Workshop  
Total conditioned area: 50.88m<sup>2</sup> Assessment Software: EPCgen, v5.3.a.0  
Primary energy indicator: 736 kWh/m<sup>2</sup>/yr Approved Organisation: Elmhurst Energy

## Building Energy Performance Rating

Excellent



Approximate Energy Use: 240 kWh per m<sup>2</sup> per year  
Approximate Carbon Dioxide Emissions: 124.34 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: 34

C

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

1. Consider replacing T8 lamps with retrofit T5 conversion kit.
2. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.
3. Some glazing is poorly insulated. Replace/improve glazing and/or frames.

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.