

ESTATES
Strategic Asset and Capital Plan Management

For Lease



Office Accommodation

114 sq ft (10.59 m²) or thereby

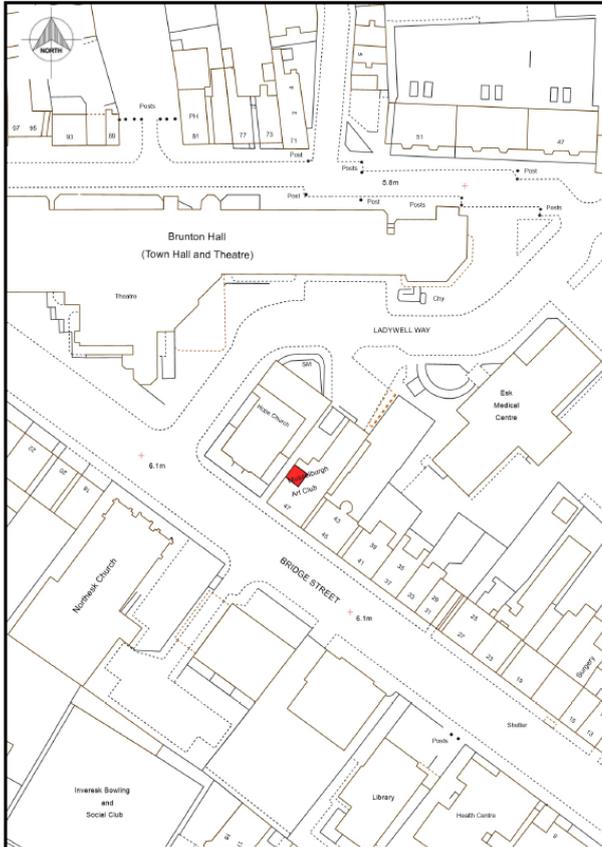
Room 4
47B Bridge Street
Musselburgh EH21 6AA

Offers Around £1,450 per annum are invited

SITUATION

The office is located in the Town Centre close to Brunton Hall, Musselburgh. Ample on-street is available locally nearby.

LOCATION PLAN



Crown Copyright Reserved - - OS licence AC0000824676 (2026)

DESCRIPTION

Room 4 is located on the first floor of a traditional stone-built end terraced tenement building. The room is situated to the rear of the property with a single sash and case glazed window. The office has plastered and painted walls, fluorescent strip lighting, carpeted flooring and heating is provided by a wall mounted electric heater. There are a further 7 rooms within the building, all of which are used as office accommodation. There is a shared entry door and shared toilet facilities.

USE

This property has most recently been used as an office. Interested parties who wish to make further enquiries about changing the use of this property must consult East Lothian Council's Planning Department at environment@eastlothian.gov.uk.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is to be confirmed.

RATING ASSESSMENT

The rateable value of the subjects has been assessed at £1,150 per annum, with a potential increase to £1,350 per annum (effective 01/04/2026)

Under the Small Business Bonus Scheme for 2025/26, properties with a Rateable Value 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 online at www.scotland.gov.uk or www.eastlothian.gov.uk.

VIEWING

By prior arrangement with Mr Paul Trotter on 01620 820663 or email:

estates@eastlothian.gov.uk



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.

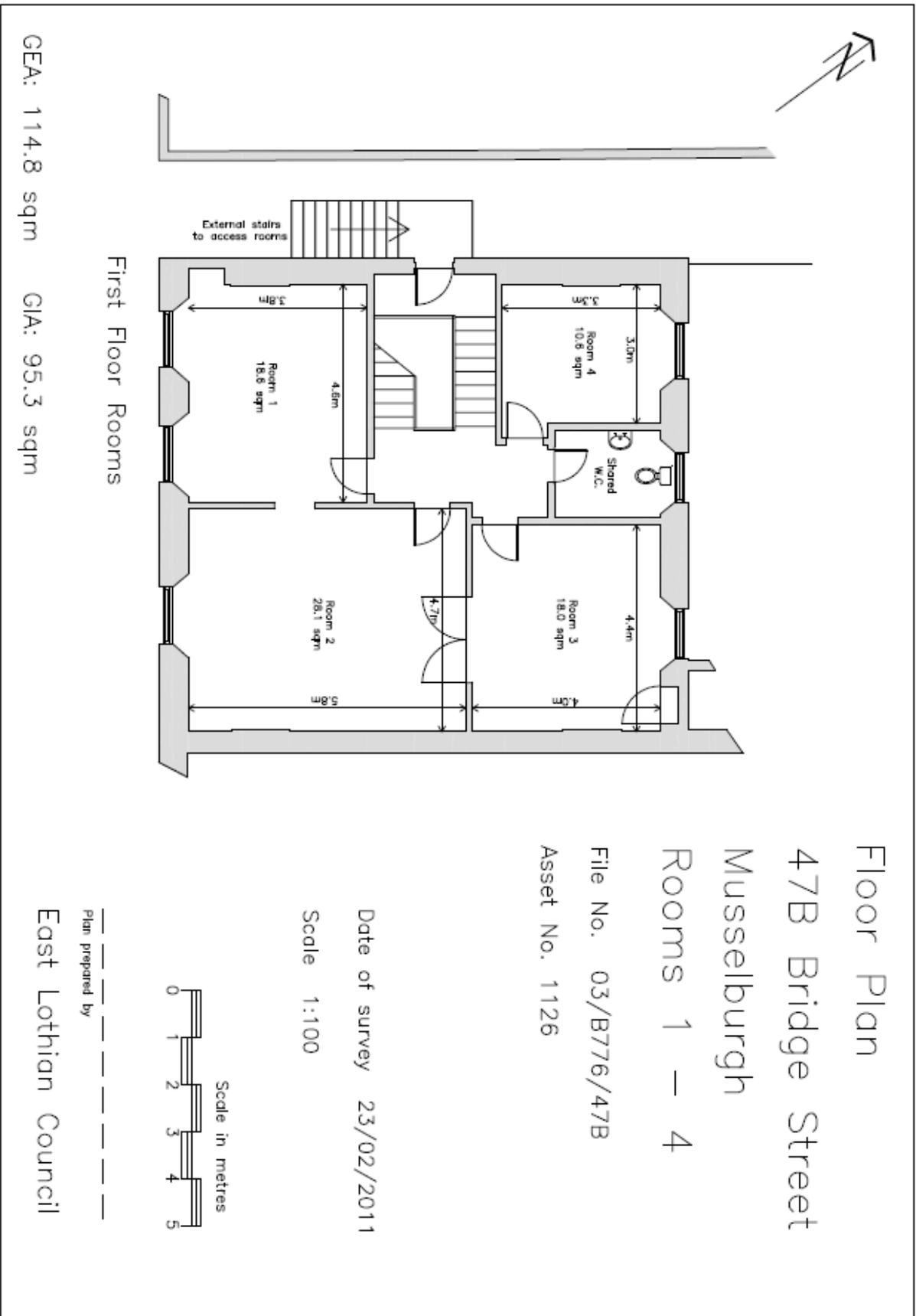
Only those who have returned a completed Application to Lease form will be notified of the closing date.

FEES

The incoming Tenant will pay East Lothian Council £200 + VAT administration fee for the preparation and completion of the lease



FLOOR PLAN



If you wish to discuss any of the details of these particulars, please contact Strategic Asset and Capital Plan, Management, Estates Section per Paul Trotter, Estates Surveyor (Tel 01620 820 663) For further local information, please visit our website www.eastlothian.gov.uk