

DM HALL

To Let

**Class 3 Restaurant/
café**

**177 North
High Street,
Musselburgh, East
Lothian, EH21 6AN**



**90 SQ M
968 SQ FT**

Property Details

- Rare opportunity to occupy class 3 café/restaurant premises
- Great visibility via passing vehicular trade and pedestrian footfall
- NIA of 90 SQ M (968 SQ FT)
- Offers over £18,000 per annum (VAT not applicable)

LOCATION:

The subjects are located on the North High Street within Musselburgh, which is the largest settlement in East Lothian, lying approximately 5 miles east of Edinburgh's City Centre and situated on the coast of the Firth of Forth.

More specifically, the subjects are located on the North side of North High Street, surrounded by both multinational, national and local operators including Dominos, Baynes the Bakers, East Coast restaurant and Fish Chips, as well as the nearby Lucca's Ice Cream shop.

The approximate location of the subjects can be seen on the below appended plan:

DESCRIPTION:

The subjects comprise of a ground floor class 3 café/restaurant premises of traditional stone construction, contained within larger 2 story and attic premises, surmounted by a pitched and slated roof.

Internally, the subjects comprise of a seating area towards the front, with a commercial kitchen including extraction, located to the rear of the premises. The subjects benefit from two W.C facilities. In addition, the property benefits from 3 phase power.



Property Details

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	sq m	sq ft
Ground	90	968

SERVICES:

It is understood that the premises benefit from mains gas, electric and water services.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £13,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for some form of rates relief.

PROPOSAL:

The premises is available of a Full Repairing and Insuring lease agreement at a term to be agreed upon

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

We understand from the landlord that VAT is not payable on this transaction.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

DM HALL



Regulated by
RICS



Make an enquiry

Strictly by contacting the sole selling agents

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