

# DM HALL

## To Let

**Class 4 (Business) /  
Class 11 (Assembly  
and Leisure)**

**Unit 1, Rear of  
115B High Street,  
Tranent, EH33 1LW**



**242.33 SQ M  
2,608 SQ FT**

# Property Details

- Class 4 (Business) premises suitable for a variety of current planning uses
- Premises further benefits from Class 11 (Assembly & Leisure) consent being granted (planning reference number: 21/01500/P)
- Located to the rear of popular Tranent High Street
- Ample available parking on-site
- Offers over £22,000 per annum

## LOCATION:

Tranent is a town in East Lothian, located approximately 10 miles to the east of Edinburgh City Centre. Tranent is strategically located just off the A1 trunk road, that provides further access to the wider network of East Lothian to the east and direct access to the City of Edinburgh bypass and Edinburgh East to the west.

The subjects themselves are located to the rear of 115 High Street and access directly off Loch Road which is adjoined off of Ormiston Road, a continuation of Tranent's High Street.

## DESCRIPTION:

The subjects comprise a ground floor block-built premises supported by a steel portal frame structure, surmounted by a flat mastic style or similar type roof covering. The premises is accessed via a roller shutter door or pedestrian entrance door to the east-side elevation.



# Property Details

Internally, the subjects comprise an open plan space with solid floor and primarily tile covering, solid walls and a concrete style-based ceiling. W/C accommodation and further storage is located to the rear left of the premises. The subjects further benefit from an external store located next to the entrance roller shutter.

## 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	ACCOMMODATION	SQ M	SQ FT
Ground	Office, storage, W/C	242.33	2,608

## LEASE TERMS:

Our clients are seeking offers over £22,000 per annum on a Full Repairing and Insuring Lease agreement for a term to be agreed.

## PLANNING:

We understand the premises to currently have Class 4 (Business) use, but with further consent granted in November 2021 for Class 11 (Assembly & Leisure). Further information can be found on East Lothian's planning portal, quoting reference number 21/01500/P.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is # per annum.



# Property Details

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,800 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## PROPOSAL:

All proposals to lease should be directed towards the sole leasing agents at the below details.

## LEGAL COSTS:

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

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents.



## Make an enquiry

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