

FORMER SOCIAL CLUB FOR SALE – PRICE ON APPLICATION

NUMBER 7 (FORMER HADDINGTON CONSERVATIVE CLUB)

7-8 Market Street, Haddington, EH41 3JL



Key Highlights

- Vacant Restaurant & Social Club
- First & Second Floor Offices
- Town Centre Location
- Historic Grade A Listed Building
- Enclosed Rear Patio
- Site extends to approximately 0.14 acres

SAVILLS MANCHESTER
Belvedere, 12 Booth Street
Manchester M2 4AW

+44 (0) 7825 626 666

[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, positioned within a yellow square.

Location

The Property is located in the town of Haddington in East Lothian, Scotland. Haddington is the main administrative area for East Lothian, located 17 miles east of Edinburgh.

The Property is situated fronting the A6093 Market Street in the town centre. The immediate locality is commercial in nature with the Property on the edge of the main retail area.

Property Description

The Property comprises a Grade A listed three storey mid terraced town house which was originally constructed in 1760. The elevations are ashlar stone, set beneath a pitched slate covered roof with a symmetrical five window frontage. Windows throughout are single glazed set in timber sash frames.

Externally to the rear there is an enclosed paved patio area.

Overall the site extends to 0.14 acres.

Accommodation

The accommodation is arranged over three storeys and is laid out as follows:

Ground Floor

The main double door entrance leads to the dining area of an open plan restaurant, trading as Number 7. Bar servery to the side and lounge to the rear. Centrally located catering kitchen with prep room and store.

The social club element comprises a members lounge and a snooker room to the rear of the Property. The club entrance is separate to the restaurant and is shared with the upper floor accommodation. A central corridor provides access to all the trading areas and the customer toilets.

First Floor

The first floor provides vacant office accommodation which the Lothian Valuation Joint Board have assessed as four separate entities:

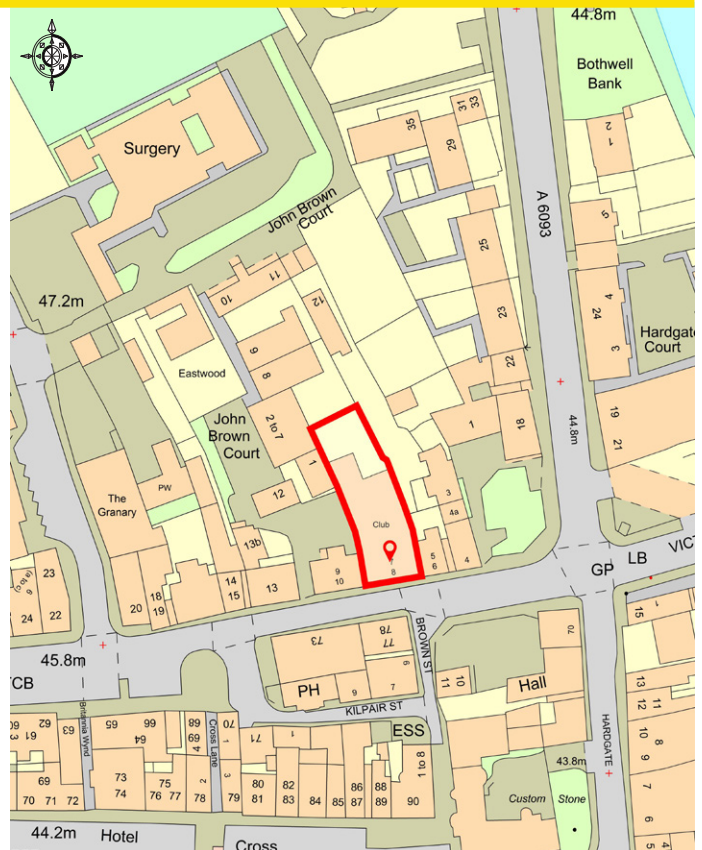
- 8 Market Street - 3 offices, storeroom, kitchenette and WC - 86.10m²
- 8b Market Street - office and WC - 17.53m²
- 8c Market Street - studio, office and store - 48.24m²
- 8c1 Market Street - office - 23.90m²

Second Floor

The second floor provides further vacant office accommodation with two offices, reception room, kitchen, ladies & gents WC and plantroom. Accommodation extends to 91.20m².

External

To the rear of the Property there is a paved patio area which was used as a beer garden.



SAVILLS MANCHESTER
Belvedere, 12 Booth Street
Manchester M2 4AW

+44 (0) 7825 626 666

savills.co.uk

savills



Tenure

The Property is held on title sheet ELN20253.

Asking Price

Offers are invited for our client's heritable interest in the Property. VAT may be applicable.

Planning

The Property is Grade A listed and within Haddington Conservation Area.

Rating

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of:

- Ground floor Restaurant & Club - £15,000
- Office - £7,100

- Office A - £5,800
- Office B - £1,300
- Office C - £4,250
- Office C/1 - £2,350

Licensing

We understand that the Property traded with the benefit of a Premises Licence.

Energy Performance

The EPC will be available upon request.

Fixtures and Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc., will also be excluded.

SAVILLS MANCHESTER
Belvedere, 12 Booth Street
Manchester M2 4AW

+44 (0) 7825 626 666

savills.co.uk





Terms

The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise. You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers. Further details are available upon request.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.



Contact

Jeff Wraith

+44 (0) 7825 626 666

jeff.wraith@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | February 2022

savills