



**ALLIED  
SURVEYORS**  
SCOTLAND

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[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



**TO LET**

33a Sidegate, Haddington, East Lothian, EH41 4BU

- ✔ A main door, ground floor office only a short walk from Haddington High Street
  - ✔ Provides 3 offices plus a tea prep and WC
  - ✔ Recently renovated throughout with electric heating
- ✔ Located a short walk from local amenities in Haddington High Street
  - ✔ From 24.22 sq m (260 sq ft) to 42.17 sq m (502 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports





# ALLIED SURVEYORS SCOTLAND

## LOCATION

Haddington is one of East Lothian's fastest growing towns and is situated approximately 20 miles east of Edinburgh, benefitting from close proximity to the A1 trunk road.

The property is situated in a roadside position on Sidegate to the south-east of the town's high street. Sidegate is a principal route leading out of Haddington to neighbouring villages such as Gifford and Bolton.

The immediate surrounding area is residential with traditional terraced, detached and semi-detached properties. There is a mixture of commercial occupiers on Hardgate and the High Street including: Greaves West & Ayre, Falko and Chapter One. The nearest railway station is 4 miles away at Drem providing regular services to Edinburgh Waverley. There are also several direct bus links to Edinburgh and surrounding districts.

## DESCRIPTION

The property comprises three recently refurbished offices with sash and case windows arranged over ground floor of a three storey, category B-listed building.

The largest office is to the left of the hallway with the other two offices located to the right on either side of a corridor. To the rear of Office 2 is a small tea prep and WC.

Carpeting is by way of floor tiles with cat2 lighting and walls painted in neutral colours. Heating is by way of modern electric panel radiators. Two of the offices have redundant fireplaces which act as nice features for the tenant.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

Office 1	14.56	157 sq ft
Office 2	9.66	104 sq ft
Office 3	22.4	241 sq ft
Total	46.59 sq m	502 sq ft

Can be let as a whole or Office 1 and Office 2 can be let together if Office 3 is not required.

## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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## RENT

Our client is seeking rental offers over £8,500 per annum to grant a new lease.

Interests in leasing Office 1 and Office 2 will be quoted a rent on application.

## TERMS

The premises are available for immediate lease on full repairing and insuring (FRI) terms for a period to be agreed.

## RATEABLE VALUE

The premises still require to be assessed by the District Valuer.

## UTILITIES

The property is served by mains electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

## ENTRY

Upon completion of a formal missive under Scots Law.

