



ALLIED
SURVEYORS
SCOTLAND

Office Investment

1&2
Lauderside Place,
East Linton,
East Lothian,
EH40 3DB

- Attractive VAT free investment located in the picturesque village of East Linton.
- Let to Watson Seeds Ltd and Chris Rhodes Architect.
- Low passing rent of £9,960 per annum.
- Active asset management/ lease re-gear opportunities.
- Offers over £195,000 per annum reflecting a reversionary yield of 9.11%

1&2 Lauder Place, East Linton, East Lothian, EH40 3DB

LOCATION

East Linton is an attractive and popular commuter village located in East Lothian approximately 25 miles east of Edinburgh.

It benefits from close proximity to the A1 trunk road situated some 6 miles west of the village. East Linton's recently opened train station offers regular services to Edinburgh Waverley. The subjects are located at the north end of Lauder Place close to its junction with Mill Wynd.

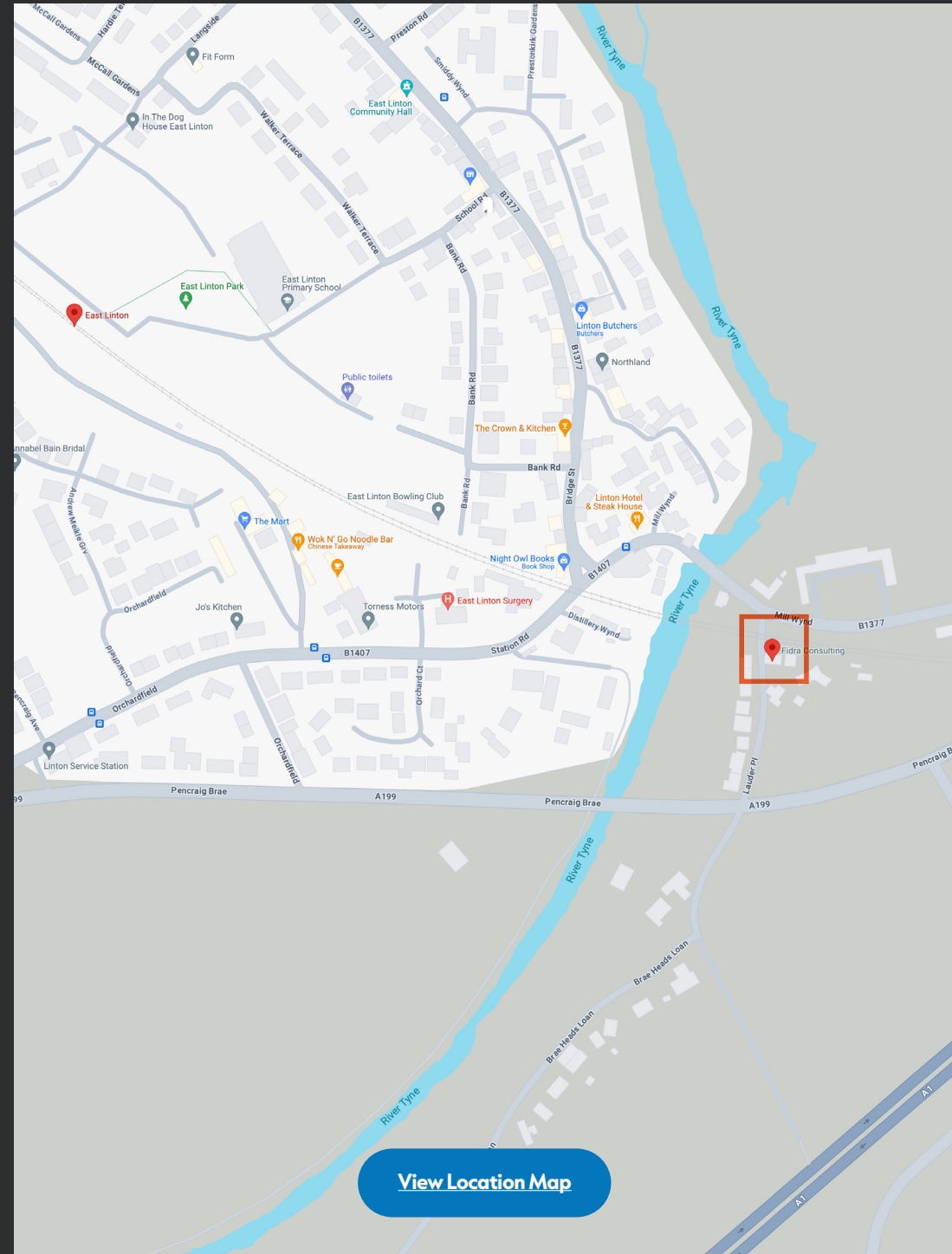
At the south end of Lauder Place is the A199 Pencaig Brae connecting Dunbar and Haddington. The immediate area is residential in nature with the nearest commercial occupiers, such as Crown & Kitchen, Night Owl Books, and Co-op, found in Bridge Street.

DESCRIPTION

The subjects comprise a two-storey detached traditional building of red sandstone construction with a pitched pantile roof. To the front of the property is a shared yard area providing car parking for up to 3 cars.

The office accommodation is arranged off a shared entrance hall and stairwell. The ground floor office is open plan with a kitchen, storage and WC facilities within the entrance lobby.

The first-floor office is open plan with one partitioned office. Within the entrance lobby there is a separate kitchenette and WC facilities. Both offices have large timber framed window openings. The office accommodation is generally in good order with carpet floor coverings, electric heating, wall mounted data trunking and a mixture of LED and fluorescent light fittings.



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ACCOMMODATION

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

Area	Sq m	Sq ft
Ground Floor	51.47	554
First Floor	50.52	543
Total Net Internal Area	101.91	1,097

TENANCY INFORMATION

	Tenant	Rent (p.a)	Lease Commencement	Lease Expiry	Comment
1 Lauderside Place (GF)	Mrs Elizabeth Dorrian and Mr Donal O'Sullivan and Mr Chris Rhodes	£4,560	1 February 2017	1st August 2017	Lease in tacit relocation
2 Lauderside Place (FF)	John Watson Seeds Ltd	£5,400	1st August 2017	1st August 2023	Lease in tacit relocation

PRICE

Offers Over **£195,000** are invited for our client's heritable interests in the subjects.

A purchase at this level would reflect a reversionary yield of 9.11% after allowing for purchaser's costs of 2.47% plus LBTT (Land and Building Transaction Tax)



COVENANT INFORMATION

John Watson Seeds Ltd

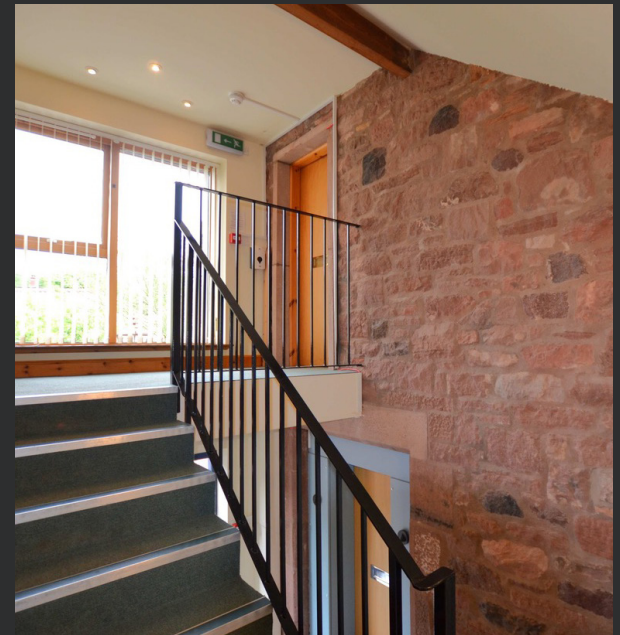
John Watson Seeds is a third generation seeds business founded by John Watson over 30 years ago. It specialises in selling seed mixtures to farms, estates and crofts across the UK and Ireland. In 2023, Watson Seeds was acquired by Barenbrug UK – a Suffolk-based grass seeds organisation.

In the year to June 2023, Barenbrug UK Ltd reported a pre-tax profit of £786,978 on turnover of £18.8m.

Mrs Elizabeth Dorrian and Mr Donal O'Sullivan and Mr Chris Rhodes

The ground floor lease comprises three separate sole traders including two well-established architectural practices, Chris Rhodes Architect and Elizabeth Dorrian Landscape Architect. In addition, Mr O'Sullivan operates part of Shove Media Ltd.

GALLERY



TENURE

The property is held on a Heritable title (Scottish equivalent of English freehold).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £2,800 and £2,900 for 1 and 2 Lauderside respectively effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B

VAT

We understand the property is not elected for VAT.

LEGAL COSTS

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

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.

ENTRY

Upon completion of a formal missive under Scots Law.

VIEWING AND FURTHER INFORMATION

By contacting the sole selling agent:

Iain W. Mercer BA, AssocRICS
Director of Commercial Agency (East)

0131 357 4455 / 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons) MRICS
Commercial Surveyor

0131 357 4455 / 07917 924 112

Bernadetta.majewska@alliedsurveyorsscotland.com