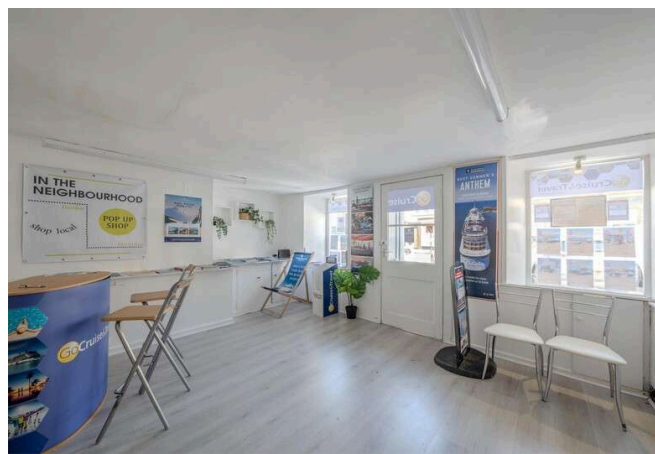




LEGAL  
**HASTIN & S**

**108 High Street**



## 108 High Street

Dunbar, EH42 1JJ



A Fantastic Retail/Commercial Premises In A Bustling High Street Location With Good Trading Space And Great Window Frontage



Located within Dunbar's bustling High Street which is home to a number of popular independent retailers; 108 High Street is perfectly placed with great levels of footfall and fantastic window frontage. This well-appointed shop premises provides a bright and inviting main trading area with lots of space for displays etc. A further trading space extends off to the rear in addition to a small kitchenette and cloakroom facility.

Currently hosting pop up shops, the premises could form an excellent investment opportunity for those who want to continue with this, but is also well suited to a sole trader, or independent retailer.

A vennel extends down the side of the building which can also be accessed off the rear door from the kitchen

## LOCATION

Dunbar is a thriving seaside town located on the beautiful east coast just south of Edinburgh with a picturesque beach and working harbour. The town centre boasts a bustling High Street with a great selection of amenities, bars and restaurants. There is on street parking available on the High Street, a large public car park just a short walk from the premises as well as a town circular bus stop outside this particular premises. The town is a popular holiday location with increased Summer footfall from the local Hotels, busy caravan park and chalets on the outskirts of the town. Towards the edge of town there is a popular garden centre and there is a good selection of sporting and recreational activities in the area including an international standard golf course and the local schools all have an excellent reputation. Dunbar train station offers regular connections into Edinburgh and down to Berwick whilst the A1 trunk road which runs around the edge of Dunbar offers good road connections into the city

## HIGHLIGHTS

- Fantastic High Street trading location
- Good levels of footfall
- Excellent window frontage

- Extremely attractive shop front
- Suitable for a range of uses

## ENERGY EFFICIENCY

Rating C

## TENURE

Freehold

## VIEWING

To request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £98,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.