

FOR SALE

FORMER MISSION HALL



25 Winton Place, Tranent, EH33 1AE

- Situated on a prominent corner within Tranent
- Suitable for a variety of uses (STP)
- Former Mission Hall extending to 2,541 Sq Ft
- Offers over £140,000 (exclusive of VAT)

LOCATION

The subjects lie close to the Town Centre of Tranent, which itself lies within East Lothian, approximately 10 miles to the east of Edinburgh City Centre.

Tranent comprises a self-contained commuter town to Scotland's capital city benefitting from good road links into and out of the Capital. More precisely, the subjects lie on the east side of Winton Place, at its intersection with Lindors Drive. Winton Place intersects with the High Street, a short distance to the south, which is the main commercial hub of the town. Tranent benefits from a local population of circa. 12,000 persons and serves the wider surrounding local community.

DESCRIPTION

Internally, the accommodation provides a variety of cellular rooms at both ground and first floor levels, being similarly decorated throughout and comprising office style accommodation at both levels. Kitchen facilities are provided at ground floor level with toilet cubicles being located at first floor level, the subjects also benefit from two sets of stairs to either end of the unit.

The property benefits from two access points, and thus could be sub-divided, relatively easily, subject to necessary planning consents.

Internally, the floors are a mix of solid and suspended timber design, benefitting from a variety of floor coverings, whilst walls are largely plastered and painted, with ceilings being of a similar nature.

The rear entry is provided from Lindores Drive, which benefits for a full height display window and access via a framed and glazed entrance door. This also benefits from an external electric roller shutter for security purposes. This could create a good quality retail space or similar subject to correct planning/warrants etc.



ACCOMMODATION

According to our calculations from measurements taken on site and in accordance with the RICS code of measuring Practice 6th edition, we estimate the subjects extend to the following approximate net internal areas:

AREAS / FLOORETC	SQ M	SQ FT
Ground	122.64	1,320
First	113.46	1,221
TOTAL	236.06	2,541

PRICE

We are seeking offers over £140,000 for our clients heritable interest within the property.

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £9,400. Prospective occupiers therefore could benefit from 100% rates relief in line with the small business bonus scheme.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

LEGAL COSTS + VAT

Each party is to pay their own legal costs and the prospective purchaser will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction. All prices are quoted exclusive of VAT.

To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2025
7. The property is sold as seen with no warranty given on any services or appliances