21 Eskside West

MUSSELBURGH | EAST LOTHIAN | EH21 6PL

HIGH YIELDING MULTI-OCCUPANCY COMMERCIAL INVESTMENT

OFFERS IN THE REGION OF £600,000

£76,320	12.7%	12
POTENTIAL GROSS INCOME	INDICATIVE GROSS YIELD	BUSINESS SPACES

Investment at a Glance

A compelling income-producing commercial investment

21 Eskside West presents an opportunity to acquire an established multi-occupancy commercial investment in the heart of Musselburgh. Arranged over three floors, the property has been configured to provide individual office and business spaces occupied by a diverse range of businesses.

£62,040	£76,320	£600,000
CURRENT OCCUPIED INCOME	POTENTIAL GROSS INCOME	OIRO ASKING PRICE

The flexible office model provides multiple income streams from a single commercial asset, reducing reliance upon one occupier and creating opportunities for active rental and occupancy management.

The Investment Opportunity

Diversified income. Established occupiers. Further potential.

21 Eskside West has been developed as a flexible multi-occupancy business center designed to meet the requirements of modern small and growing businesses. Rather than relying upon a single commercial tenant, the property generates income from a diversified occupier base.

The current rental schedule identifies occupied rental income of approximately £62,040 per annum. Two additional office spaces are presently available, with an anticipated combined rental value of approximately £10,200 per annum.

VAT not included in income figures.

£76,320 POTENTIAL GROSS ANNUAL INCOME

12.7% INDICATIVE GROSS YIELD AT FULL OCCUPANCY

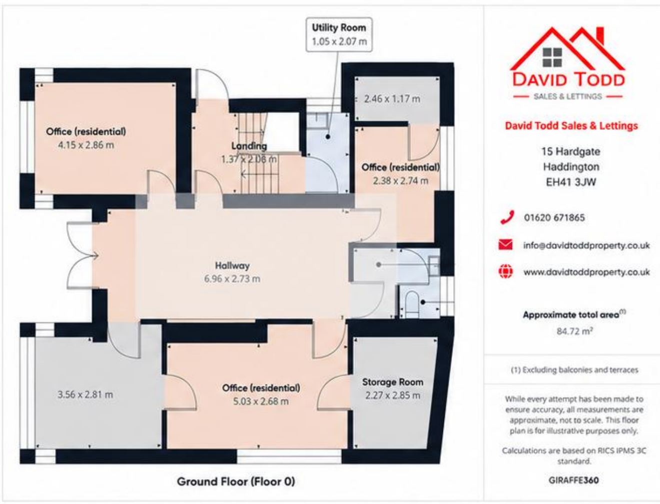
The Property

Flexible commercial accommodation over three floors

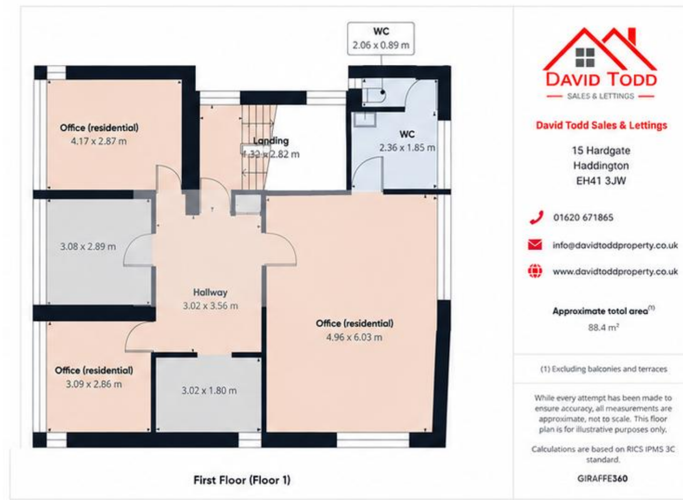
The building provides bright, adaptable office accommodation supported by attractive communal areas and practical shared facilities. The photography demonstrates a modern, professional working environment with generous natural light and a consistent presentation throughout.

✓ 12 individual office and business spaces	✓ Accommodation over three floors
✓ Flexible office layouts	✓ Communal reception and breakout areas
✓ Kitchen facilities	✓ 24-hour access
✓ Private rear parking	✓ Central Musselburgh location

Floorplans



Utility Room
1.05 x 2.07 m
Office (residential)
4.15 x 2.86 m
Landing
1.37 x 2.08 m
2.46 x 1.17 m
Office (residential)
2.38 x 2.74 m
Hallway
6.96 x 2.73 m
3.56 x 2.81 m
Office (residential)
5.03 x 2.68 m
Storage Room
2.27 x 2.85 m
Ground Floor (Floor 0)
DAVID TODD
SALES & LETTINGS
David Todd Sales & Lettings
15 Hardgate
Haddington
EH41 3JW
01620 671865
info@davidtoddproperty.co.uk
www.davidtoddproperty.co.uk
Approximate total area(1)
84.72 m²
(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360



WC
2.06 x 0.89 m
Office (residential)
4.17 x 2.87 m
Landing
1.32 x 2.82 m
WC
2.36 x 1.85 m
3.08 x 2.89 m
Hallway
3.02 x 3.56 m
Office (residential)
4.96 x 6.03 m
Office (residential)
3.09 x 2.86 m
3.02 x 1.80 m
First Floor (Floor 1)
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15 Hardgate
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www.davidtoddproperty.co.uk
Approximate total area(1)
88.4 m²
(1) Excluding balconies and terraces
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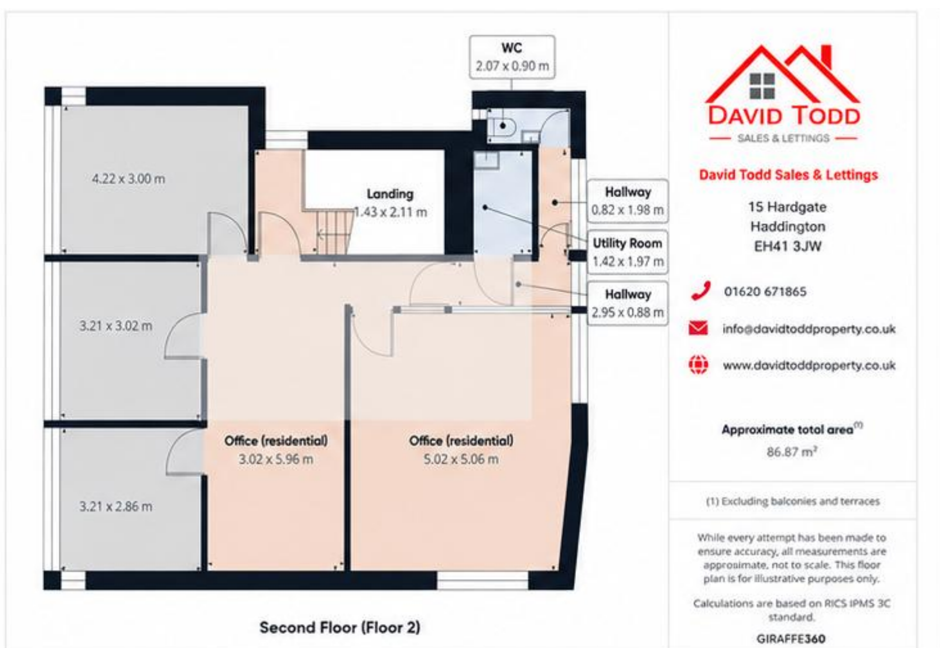
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360



WC
2.07 x 0.90 m
4.22 x 3.00 m
Landing
1.43 x 2.11 m
Hallway
0.82 x 1.98 m
Utility Room
1.42 x 1.97 m
Hallway
2.95 x 0.88 m
3.21 x 3.02 m
Office (residential)
3.02 x 5.96 m
Office (residential)
5.02 x 5.06 m
3.21 x 2.86 m
Second Floor (Floor 2)
DAVID TODD
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15 Hardgate
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info@davidtoddproperty.co.uk
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Approximate total area(1)
86.87 m²
(1) Excluding balconies and terraces
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Calculations are based on RICS IPMS 3C standard.
GIRAFFE360

Rental Income Schedule

Current and potential rental income

Occupancy	Monthly Income	Annual Income
Occupier 1	£475	£5,700
Occupier 2	£900	£10,800
Occupier 3	£900	£10,800
Occupier 4	£160	£1,920
Occupier 5	£500	£6,000
Occupier 6	£750	£9,000
Occupier 7	£500	£6,000
Occupier 8	£500	£6,000
Occupier 9	£485	£5,820
Available Office – Expected	£340	£4,080
Available Office – Expected	£350	£4,200
Available Office – Expected	£500	£6,000
TOTAL POTENTIAL INCOME	**£6,360**	**£76,320**

£62,040	**£14,280**	**£76,320**
CURRENT OCCUPIED PA	IDENTIFIED UPLIFT PA	FULL OCCUPANCY PA

VAT not included in income figures.

Income & Operating Costs

£76,320	£46,872	7.8%
POTENTIAL GROSS INCOME	EST. NET OPERATING INCOME	INDICATIVE NET YIELD

Estimated annual operating costs

Cleaning	£3,600
Utilities	Approx. £14,400
Professional Management Fee	15% of rental income – approx. £11,448 at full occupancy

VAT: The sellers are registered for VAT. The sale price is quoted exclusive of VAT and VAT will be payable in addition to the agreed purchase price at the prevailing rate, subject to the VAT treatment applicable to the transaction. Prospective purchasers should obtain independent tax and legal advice, including in relation to any potential treatment as a Transfer of a Going Concern (TOGC).

Figures are indicative and based upon the rental income and estimated operating costs supplied. Prospective purchasers should satisfy themselves as to all income, expenditure and yield calculations as part of their own due diligence.

The Occupancy Model

Multiple occupiers. Multiple income streams.

One of the key investment characteristics of 21 Eskside West is its diversified occupancy structure. Multiple independent income streams within one commercial asset reduce reliance upon a single commercial tenant.

Individual occupancy terms vary, with a combination of shorter and longer-term agreements. The flexible nature of the model provides opportunities to actively manage occupancy and review individual office rents as agreements are renewed.

A detailed occupational schedule and copies of relevant agreements can be made available to seriously interested parties and their professional advisers.

Musselburgh

A thriving East Lothian business location

21 Eskside West occupies an accessible position in Musselburgh, one of East Lothian's largest and best-connected towns. Immediately east of Edinburgh, Musselburgh benefits from strong road and public transport connections to the capital and the wider region.

The town supports an established and diverse local business community, together with a broad range of shops, cafés, restaurants and services. Its proximity to Edinburgh makes it an attractive base for businesses seeking accessible workspace outside the city centre.

Road connections to Edinburgh, the A1 and Edinburgh City Bypass provide convenient regional connectivity.

The Investment Case

ESTABLISHED INCOME Approximately £62,040 per annum of current occupied rental income.

IDENTIFIED INCOME POTENTIAL Two available spaces provide potential additional income of approximately £14,280 per annum.

DIVERSIFIED OCCUPIER BASE Multiple occupiers reduce reliance upon a single commercial tenant.

ACTIVE MANAGEMENT POTENTIAL Opportunities for occupancy management and future rental reviews.

STRATEGIC LOCATION Strong access to Edinburgh, East Lothian and the central road network.

12.7% INDICATIVE GROSS YIELD Based upon £600,000 and potential gross annual rental income of £76,320.

21 ESKSIDE WEST

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OFFERS IN THE REGION OF £600,000

£76,320	12.7%	£46,872
POTENTIAL GROSS INCOME	INDICATIVE GROSS YIELD	EST. NET OPERATING INCOME

VIEWINGS STRICTLY BY APPOINTMENT

DAVID TODD SALES & LETTINGS

Local Knowledge. Lasting Relationships.

All figures, measurements, rental income and operating costs are provided for guidance purposes only and have been supplied by the seller or obtained from information made available to the selling agent. No warranty is given as to their accuracy. Prospective purchasers and their professional advisers should independently verify all information and satisfy themselves as to the financial performance, occupational arrangements, condition and suitability of the property before concluding missives. **VAT not included in income figures.**