

RETAIL/OFFICE

- > LOCATED IN THE HEART OF TRANENT'S TOWN CENTRE
- > GROUND FLOOR RETAIL UNIT
- > BENEFITS FROM CLASS 2 OFFICE CONSENT
- > PREMISES EXTENDS TO 34.48 SQM / 372 SQFT
- > OFFERS OVER £50,000
- > SIDE ACCESS TO REAR CAR PARK
- > 100% BUSINESS RATES RELIEF AVAILABLE WITH A RATEABLE VALUE OF £2,700

THE TRANENT VILLA
Chinese Meals To Carry Out

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FOR SALE

6B CHURCH STREET, TRANENT, EH33 1AB

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LOCATION

The property is situated on the west side of Church Street, Tranent which is located 13 miles east of Edinburgh's city centre. Tranent is a popular commuter town due to its close proximity to Edinburgh. Tranent benefits from a variety of local amenities and is easily accessible via the A1 bypass which provides access into the city taking approximately 20 minutes by car or bus.

DESCRIPTION

The subjects comprise a ground floor, single frontage retail unit which benefits from class 2 office consent. The premises comprises from a front sales area, rear sales area, WC facilities and rear access into the shared car park.

ACCOMMODATION	SqM	SqFt
Ground Floor	34.48	372
TOTAL	34.48	372

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT

PRICE

The subjects are available on a freehold basis with vacant possessions at offers over £50,000.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.



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For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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