

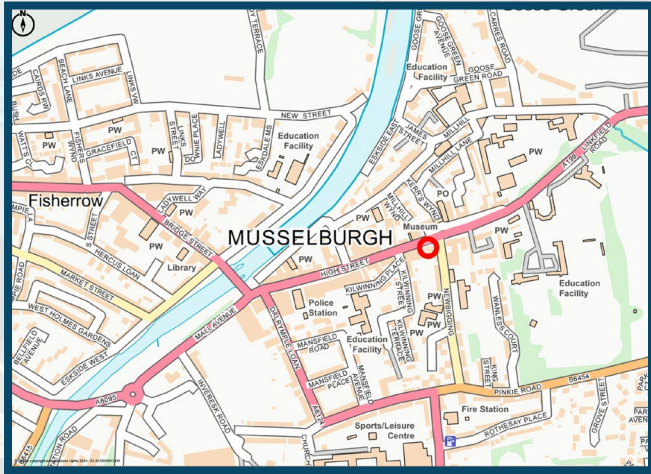


**TO LET - RECENTLY REFURBISHED
CLASS 3 CAFÉ/RESTAURANT**

**62 HIGH STREET
MUSSELBURGH, EH21 7BX**

- Rare opportunity to occupy class 3 café/restaurant premises
- Recently refurbished to an excellent standard
- Great visibility via passing vehicular trade and pedestrian footfall
- Situated on popular Musselburgh High Street location
- NIA of 56.41sqm (607sqft)
- Rental offers over £20,000 per annum (exc. of VAT)





LOCATION

The subjects are located on the main high street within Musselburgh, which is the largest settlement in East Lothian, lying approximately 5 miles east of Edinburgh's City Centre and situated on the coast of the Firth of Forth.

More specifically the subjects are located on the south side of the High Street, situated in-between Newbigging and Kilwinning Street, surrounded by primarily local operators to include Heaven Nails, Baynes The Bakers, Sweet Haven and the nearby Lucca's Ice Cream shop.

The approximate location of the subjects can be seen on the below appended plan:

DESCRIPTION

The subjects comprise a ground floor class 3 café/restaurant premises of traditional stone construction, contained as part of a larger 2 storey and attic premises, surmounted by a pitched and slated roof.

The subjects benefit from an open plan café/restaurant space to the front, with 2 x W/C compartments and kitchen/food preparation space to the rear. The premises has recently been refurbished to an excellent standard to include, but not limited to the below:

- Fully plastered and painted walls and ceiling
- Heavy duty laminate flooring in main area
- Newly fitted W/C compartments with low flush cistern and wash basin
- Gas central heating
- Recessed anti-glare LED spot-lights
- Full height single glazed and aluminium framed display frontage
- Non-slip vinyl flooring in kitchen
- New base-mounted units and wash basin in kitchen
- Former commercial flue/extraction duct left in place

ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the Net Internal Area of the subjects to be in the order of:

56.41sqm (607sqft)

RENT

Our clients are seeking offers over £20,000 per annum on a Full Repairing and Insuring lease for a negotiable period.

NON-DOMESTIC RATES

According to the Scottish Assessors Association website, the premises has a current rateable value of £12,600 per annum, meaning any potential occupier may benefit from some form of relief in line with the Scottish Small Business Bonus Scheme.

VAT

The prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole letting agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. For reference, the property has an energy rating of G.

REFERENCE:

ESA2294

DATE OF PUBLICATION:

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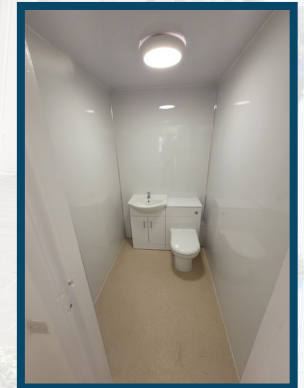
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