

DM HALL

To Let

Function Hall
Space

Function Hall
West Harbour Road
Cockenzie
East Lothian
EH32 0HU



185.08 SQ M
1,992 SQ FT

Property Details

- Opportunity to lease open plan function hall space
- May be suitable for a variety of class 10 or class 11 uses, subject to any relevant consents being obtained
- Ample parking facilities located on site
- Offers over £15,000 per annum

LOCATION:

Cockenzie and Port Seton is a unified town situated in East Lothian. It is located on the Firth of Forth, approximately 4 miles east of Musselburgh, 8 miles east of Edinburgh's City Centre and 11 miles West of the East Lothian harbour town of North Berwick.

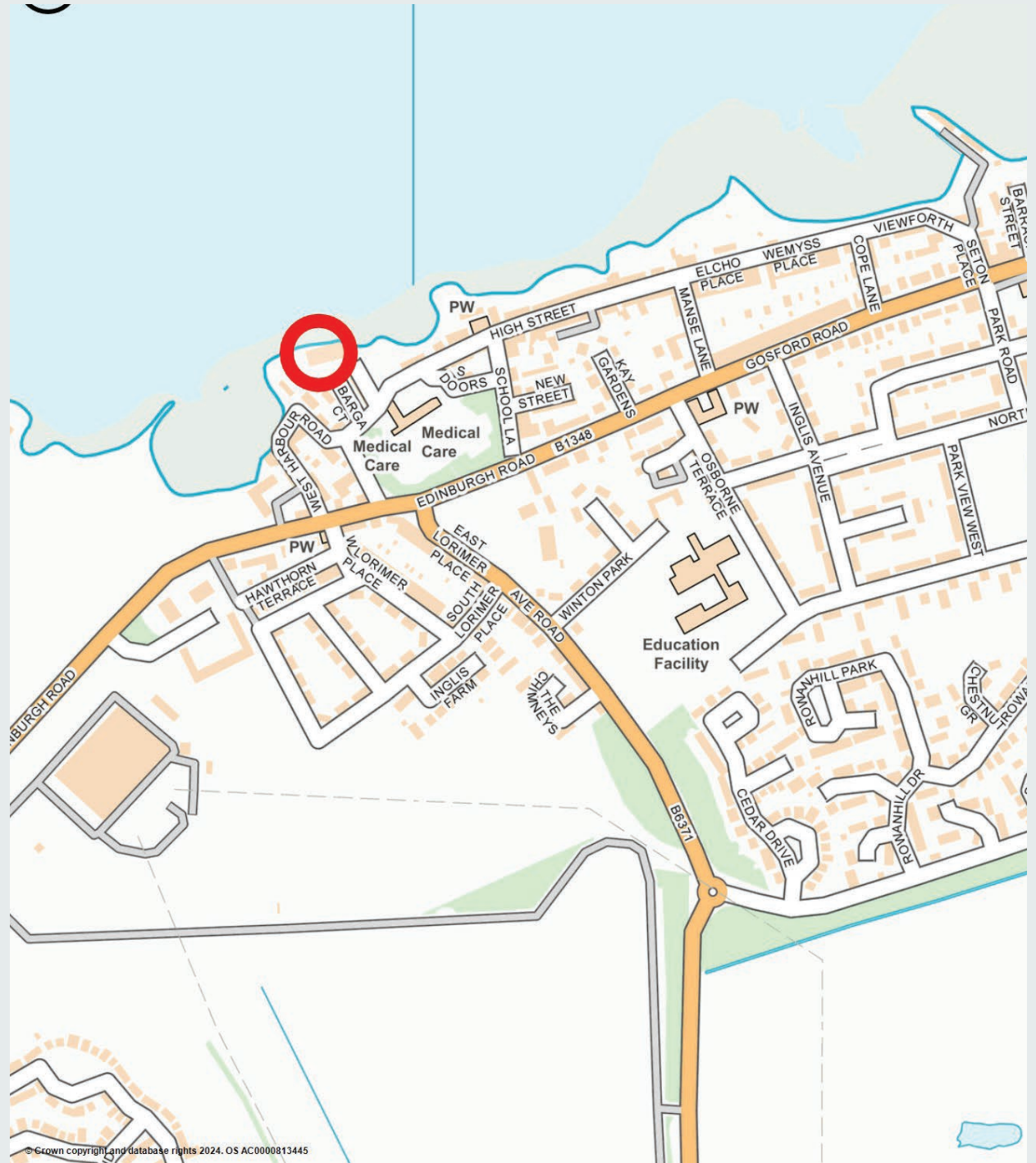
The premises itself is located at the northmost end of West Harbour Road, which is accessed off Marshall Street and subsequently Main Street.

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

DESCRIPTION:

The subjects comprise an end-terraced stone/brick-built premises with flat roof and part steel clad/roughcast render to the external fabrics.

Internally, the subjects comprise an open plan function hall space that could be used for a variety of purposes, subject to any relevant consents being obtained. The subjects further benefit from two W/C (male and female) compartments and an entrance hallway.



ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Function space	185.08	1,992

LEASE TERMS:

The subjects are available on a new Full Repairing and Insuring lease agreement for a term to be agreed.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #

NON-DOMESTIC RATES:

Given the subjects up for lease will require to be split from the remainder of the building, we anticipate that the subjects will require to be re-assessed for business rates purposes upon entry by any prospective new tenant.

PROPOSAL:

All proposals to lease should be directed towards the sole leasing agents on the below details.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

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

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



Property Details



Make an enquiry

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Harry Pattullo MSc

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DM HALL



Regulated by
RICS

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