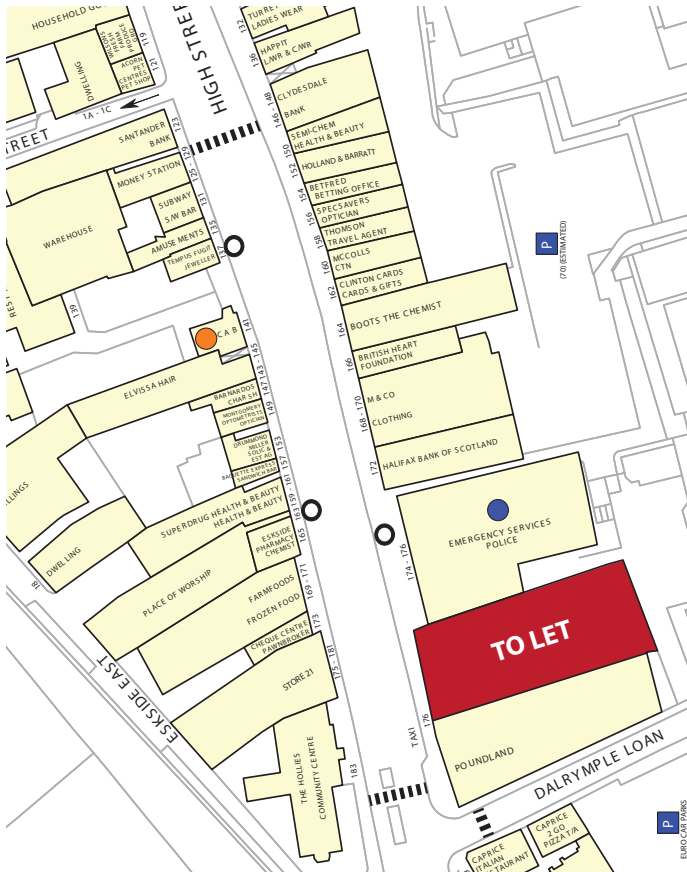


LARGE RETAIL UNIT TO LET

FULLY FITTED WITH TOP QUALITY SHOPFIT
AVAILABLE FOR IMMEDIATE OCCUPATION



**176A HIGH STREET
MUSSELBURGH
EH21 7DZ**



LOCATION

Musselburgh is the largest town in East Lothian, situated on the southern shores of the Firth of Forth at the mouth of the River Esk, on the eastern outskirts of Edinburgh approximately 5 miles from the City Centre. The town has a resident population of circa. 22,000 persons, however with a significant wider catchment drawn from the rest of East Lothian and East Edinburgh.

Musselburgh benefits from excellent transportation links into Edinburgh City Centre with frequent bus services and direct train journeys of approx 10 minutes. An excellent road network via the A.199 provides immediate access to Edinburgh as well as the A.1 to the south and the A.720 Edinburgh City Bypass linking to the national Scottish motorway network, all ensures the town remains popular with commuters.

The premises occupy an extremely prominent trading position at the junction of High Street, New Bridge & Dalrymple Loan. Neighbouring occupiers include Poundland, Boots, Farmfoods, Superdrug, M&Co, HBoS, Specsavers etc.

DESCRIPTION

The subjects comprise a substantial single storey retail store, which forms part of a larger building, which was the subject of a major redevelopment/refurbishment undertaken in 2011. The store itself benefits from a recent shopfit to a very high standard in the corporate style of a major High St retailer, and as such comes fully fitted including good quality ceiling/lighting, flooring, air conditioning etc, ready for immediate occupation.

ACCOMMODATION

The premises provide the following approximate areas:-

Ground Floor Sales	586.13 sqm	6,310 sqft
Rear Storage (Raised level)	395.42 sqm	4,256 sqft
TOTAL	981.55 SQM	10,566 SQFT

Floor plans available on request



LEASE

The premises are available on the basis of a new full repairing & insuring lease for a negotiable term incorporating 5 yearly rent reviews.

RENT

Our clients are seeking rental offers in excess of **£90,000 per annum**, exclusive of VAT.

RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £100,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any SDLT, registration dues and vat applicable.

ENQUIRIES

Viewing and further information can be obtained by contacting the sole agent:



Jack Campbell

JH Campbell
12 Melville Street, Edinburgh EH3 7NS

Email: jack@jhcampbell.net
Mobile: 07801 852225

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