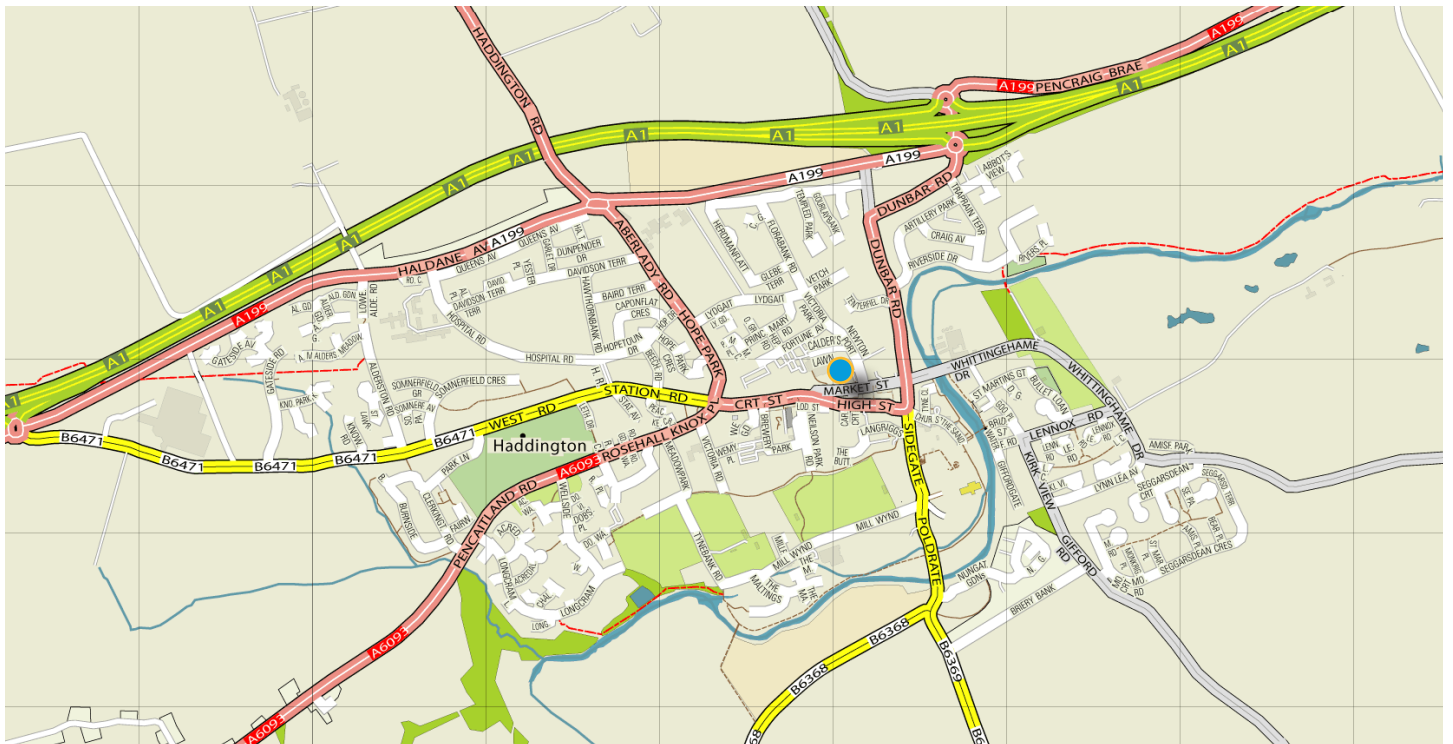


FOR SALE

**31 MARKET STREET
HADDINGTON
EH41 3JE**



- **EXCELLENT CENTRAL LOCATION WITHIN THIS POPULAR EAST LOTHIAN MARKET TOWN**
- **NEIGHBOURING OCCUPIERS INCLUDE TESCO, MACKAYS, CAPABILITY SCOTLAND, IVORY FASHION, KESLEY'S BOOKSHOP, LEISURE TIME SPORTS, LADBROKES ETC**



LOCATION

Haddington has a population of circa 9,500 persons and is the main administrative centre for East Lothian. This popular market town benefits from excellent immediate access onto the A1 and is situated only some 18 miles east of Edinburgh.

The premises occupy a prominent position on the north side of Market Street, with neighbouring occupiers including Tesco, Mackays, Capability Scotland, Ivory Fashion, Kesley's Bookshop, Leisure Time Sports, Ladbrokes etc.

DESCRIPTION

The subjects comprise a ground floor retail unit benefitting with a glazed return frontage, within a 3 storey traditional stone building [Listed Category B], providing the following approximate areas:-

Ground Floor [Sales & WC]	31.68sqm	341sqft
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Note: Internal partitions will be removed to provide open retail floorspace.

PRICE

Our clients are seeking offers in excess of £85,000. No VAT applicable.

RATES

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

Rateable Value - £5,600 [01/04/10]

USE

The premises benefit from Class 1 Retail planning consent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – G [Copy available on request].

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, as well as any LBTT, Registration Dues and VAT applicable

ENQUIRIES

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

JH CAMPBELL

PROPERTY CONSULTANTS

0131 243 7288

www.jhcampbell.net

Jack Campbell

e: jack@jhcampbell.net

m: 07801 852225

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