

TO LET

PROMINENT RETAIL PREMISES

103 HIGH STREET, NORTH BERWICK, EH39 4HD

- LOCATED ON A BUSY HIGH STREET
- GROUND FLOOR SHOP
- EXTENDS TO 46.47 SQ M (501 SQ FT)
- QUALIFIES FOR 100% RATES RELIEF

RENT £19,000 PER ANNUM



LOCATION

North Berwick is situated on the south shore of the Firth of Forth within East Lothian. A popular commuter town which also attracts a large number of golfers and tourists. North Berwick is located some 25 miles east of Edinburgh and is easily accessible via the A1. The town also benefits from a regular train and bus service with Edinburgh.

North Berwick in recent years has been voted “the best place to live in the UK”, as well as Best Place to Live in Scotland.

The subjects are situated on the south side of the High Street. Surrounding properties include Why Not, The Co-op, Coulters and William Purves.

DESCRIPTION

The subjects comprise an attractive retail unit arranged over the ground floor of a traditional stone built tenement. Internally the accommodation comprises a rectangularly shaped front sales area with rear store, staff and WC facilities.

ACCOMMODATION

The property has the following Net Internal Areas:

Front Shop	36.48 m ²	393 ft ²
Back Shop	9.99 m ²	108 ft ²
Total	46.47 m ²	501 ft ²

EPC

Further details are available on request.

TERMS

Rental offers in excess of £19,000 per annum are sought.

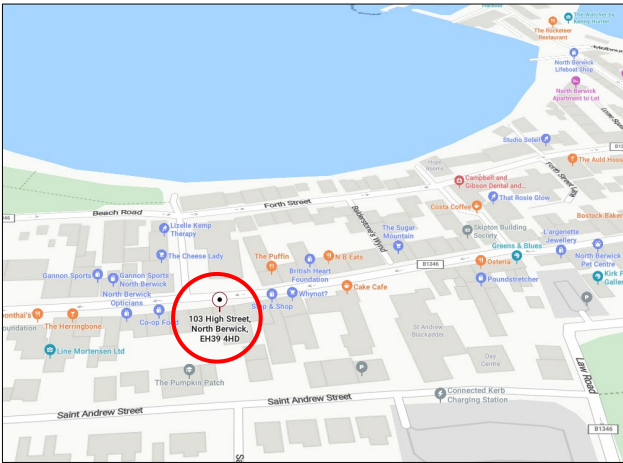
RATES

We understand the property is entered in the Valuation Roll with a Rateable Value of £9,100.

Under the current Small Business Bonus Scheme, the property if occupied by an occupier with business premises with a total Rateable Value under £12,000 then 100% Small Business Bonus relief is available. Further information is available from www.scotland.gov.uk.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming tenant will be responsible for any LBTT, Registration dues and VAT thereon.



FURTHER INFORMATION

For additional information please contact:

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