




Former church / church hall

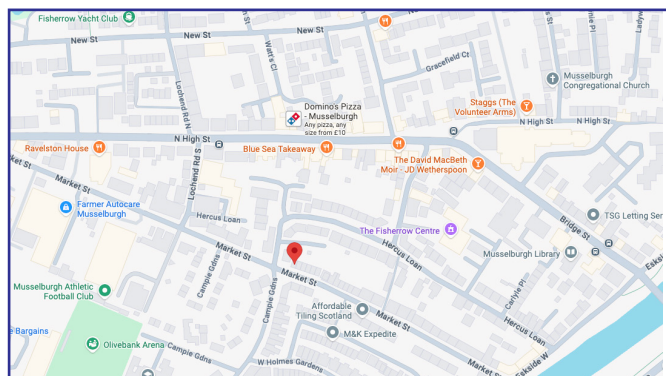
For sale



95a Market Street, Musselburgh

-  Potential for redevelopment, subject to planning
-  Ground floor 76.62 sq m (825 sq ft)
-  Offers over £90,000 exclusive

95a Market Street, Musselburgh



Location

Musselburgh is located in East Lothian on the coast of the Firth of Forth, five miles east of Edinburgh city centre with a population of 21,000.

The subjects are located on Market Street on a prominent corner position at its junction with Campie Lane. The immediate vicinity is predominantly residential in nature with Musselburgh town centre only a few minutes walk.

Description

The subjects consist of a single storey common brick built and rough casted church hall under a felt covered roof. Internally the subjects are laid out as a worship area / hall with separate male and female toilets, kitchen facilities, carpeted floor, lined and painted walls, pendant lighting and electric floor standing heaters.

Accommodation

The subjects extend to the following gross internal floor area:

Church hall 76.62 sq m (825 sq ft)

Energy Performance Certificate

Available upon request.

Price

Offers over £90,000 are invited for the benefit of our client's heritable interest in the subjects. Proposals unconditional on planning and finance are preferred.



Planning

The subjects were most recently used as a church / church hall which falls within Class 10 of the Use Classes Order Scotland. Interested parties should make their own enquiries with East Lothian Council Planning Department in respect of potential change of use for redevelopment purposes.

Rateable value

£3,500 NAV / RV

Anti Money Laundering

Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal costs

Each party will be responsible for their own legal costs incurred in a transaction. The incoming tenant will be responsible for any transactional property tax incurred and registration dues applicable.

Viewing and further information

Strictly by appointment with the sole agents

Name: Paul Hamilton

Telephone: 0141 222 2777

Email: enquiries@hamiltoncharteredsurveyors.com

Hamilton Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hamilton Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

