

100 HIGH STREET, TRANENT, EH33 1HH



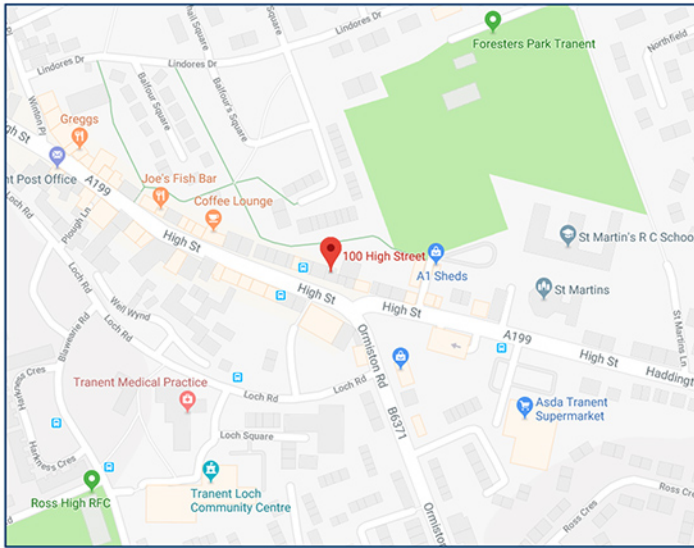
## HOT FOOD CONSENT APPLIED FOR

Tranent is a commuter town in East Lothian in Scotland with a population of approximately 11,600 people. The town lies just off the A1 route, 11 miles to the east of Edinburgh City Centre and 6 miles to the east of Musselburgh and is well served by local bus routes.

The subjects occupy a prominent position on the North side of High Street, adjacent to the junction with Ormiston Street, within the town centre of Tranent. High Street is the principle shopping and transport thoroughfare in the town. .

- Prime Town Centre Ground Floor Retail / Office Space
- 659sq ft
- Rates Exempt
- £17,000per annum
- Hot Food Application Submitted





## Subjects

The subjects comprise a single storey former bank of sandstone construction. The subjects are overlaid by a pitched tile roof with the frontage being primarily of aluminium framed glazing with recessed doorway leading to the main sales area with counter, private meeting room being of plasterboard stud partition. The subjects benefit from staff area and w.c. facilities to the rear of the demise.

Internally the subjects were painted and decorated to suit the previous occupiers requirements and corporate branding. Lighting is provided by way of ceiling mounted recessed fluorescent strip lighting.

### AREA

The subjects have been measured on a Net Internal Area and are calculated to offer the following floor area;

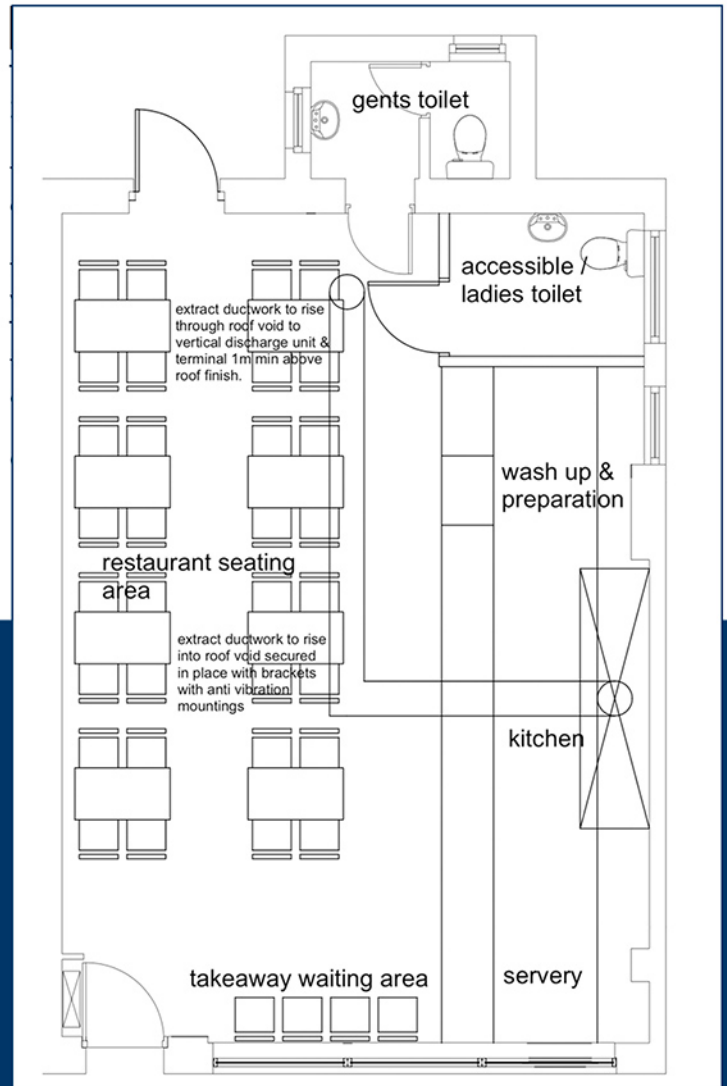
Ground: 61.22sqm (659sq ft)

### NAV/RV

The subjects have been entered onto the valuation roll with an NAV/RV of

**£8,300**

The subjects currently benefit from the small business rates relief of 100%. Further confirmation should be sought by any potential purchaser



### PLANNING

The subjects currently benefit from Class 2 consent in the Town and country Planning Act (Scotland) 1997. A planning application for change of use to Class 3 consent has been submitted with a proposed layout featured above.

### PROPOSAL

The subjects are available to let on a new full repairing and insuring lease for a negotiable term for £17,000per annum. Our client is inviting offers for their freehold interest.

### V.A.T.

The subjects have not been elected for V.A.T.

### E.P.C.

Available on request

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Will Rennie

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