

**PRICE REDUCED**

**60 HIGH STREET, MUSSELBURGH, EH21 7BX**



**FULLY REFURBISHED RETAIL UNIT**





- Town Centre Location
- Extensive Refurbishment
- "Sweet Haven" Dessert Parlour
- 10year F.R.I. Lease
- Passing Rent: £16,000per annum
- 3 yearly Rent Reviews
- ~~Offers Over £200,000 (G.I.V of 8%)~~ Fixed Price £190,000

#### LOCATION

The subject is situated on the main thoroughfare of Musselburgh, a popular commuter town to Edinburgh City. The property is situated on a busy junction where Newbigging meets the high street and is located in close proximity to Musselburgh Race Course.

Nearby traders include Bayne's Bakery, Scotbet and the Sportman's Bar.

#### SUBJECTS

The subjects comprise an extensive retail premises arranged over the ground floor of a 3 storey mid terraced tenement building and was previously fitted out as a hairdresser. The subjects include a large front sales area, backrooms, kitchen and WC facilities.

#### ACCOMMODATION

We calculate that the subjects extend to approximately;

Ground Floor 85.40m2 919ft2

Total: 85.40m2 919ft2

#### INVESTMENT

The subjects are let by way of a Full Repairing and Insuring lease on the following terms:

Tenant: New Ltd Company

Term: 10 years from 1st May 2018 - 30th May 2028

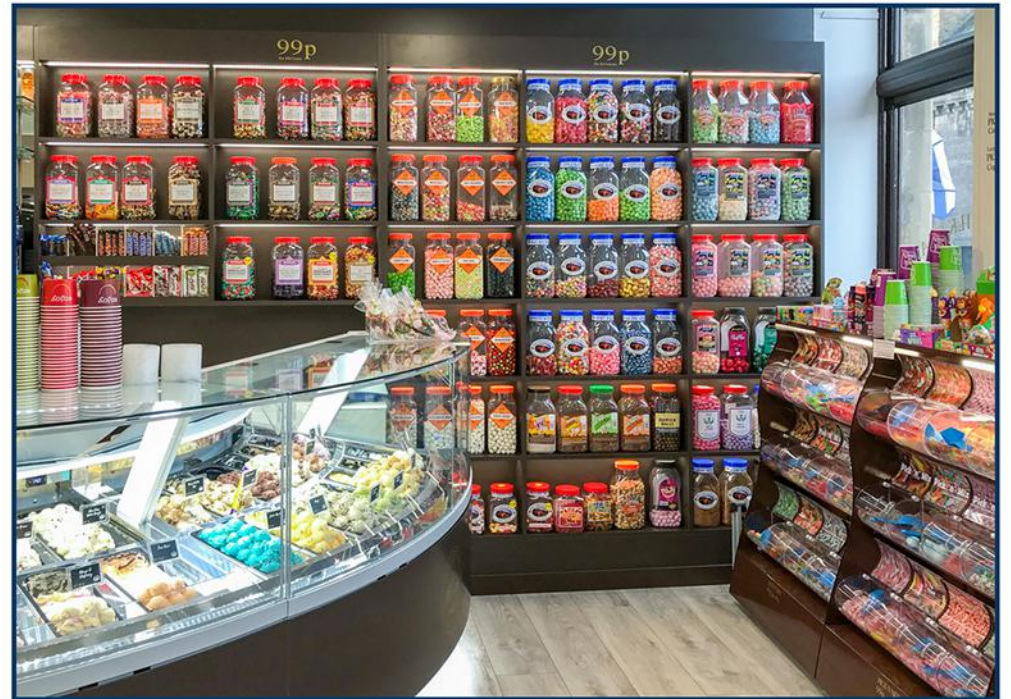
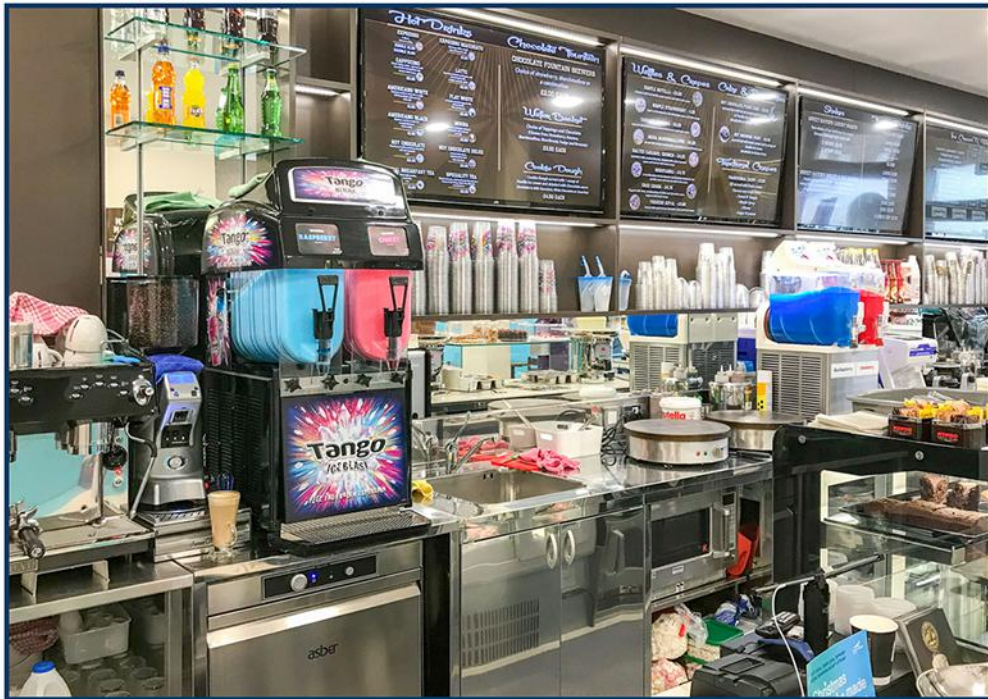
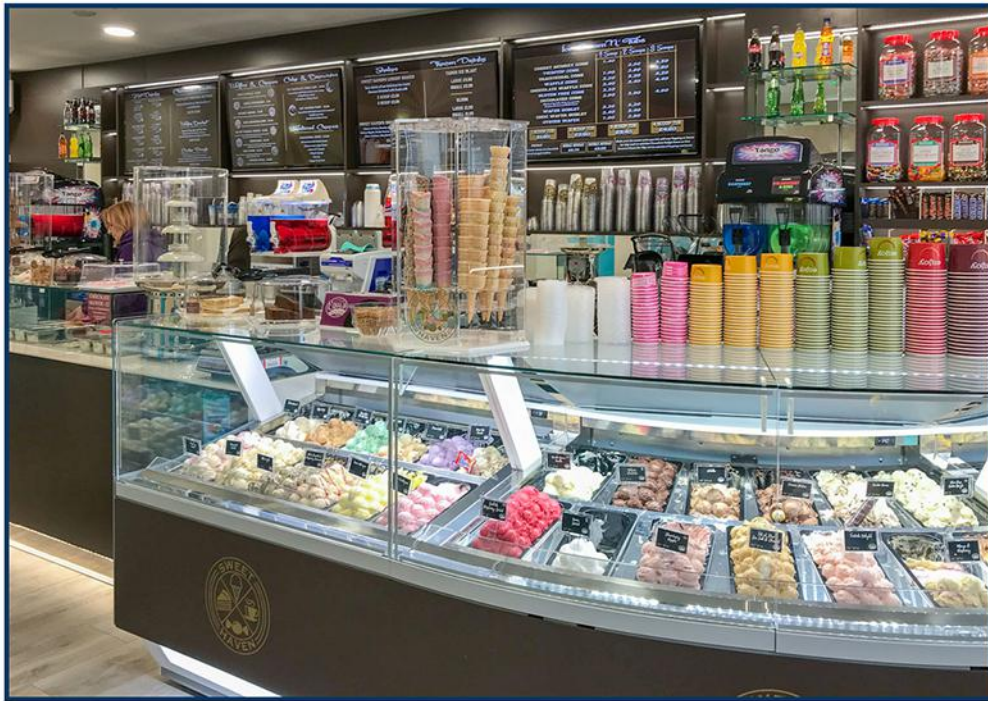
Tenant Break: 5th Anniversary providing not less than 3 months notice

Rent Reviews: 3yearly cycles

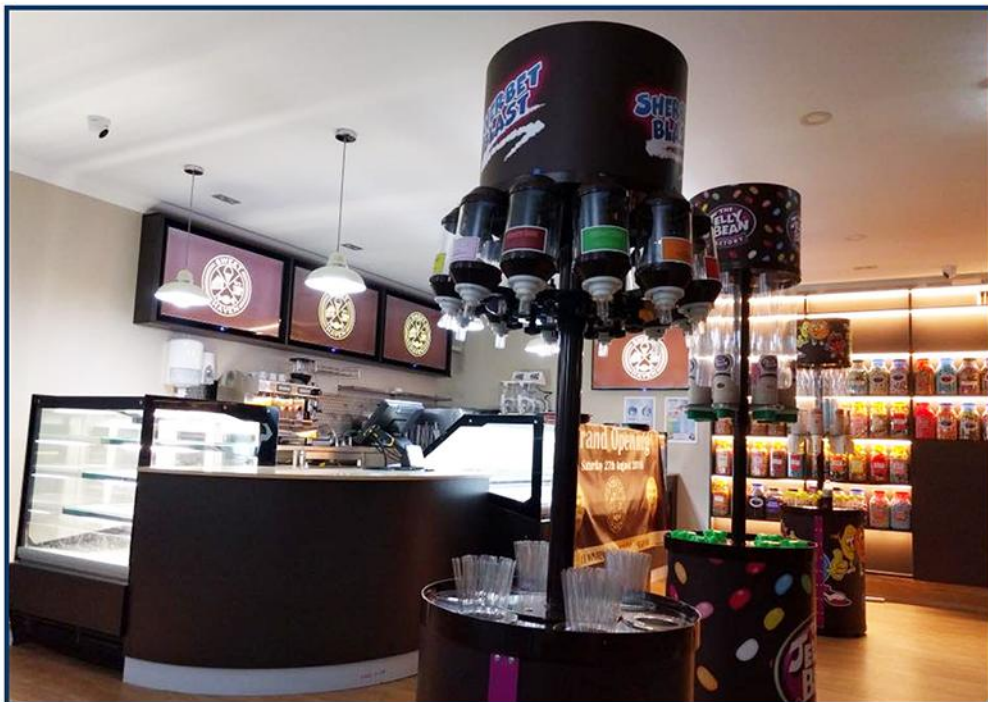
Deposit: A deposit of £4,000 is held by the landlord

Tenant Info: The tenants trade as "Sweet Haven" a dessert and sweet boutique with a current trading business in Tranent. The tenants have invested in excess of £30,000 into their refurbishment of the subjects and following discussion and visiting the subjects, trades very well.









#### PRICE

~~Offers Over £200,000 Representing a Gross Initial Yield of 8% before purchasers costs~~ Price Reduced to £190,000

#### V.A.T.

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

#### DOCUMENTATION

Copies of the lease, deposit agreement & E.P.C. are available on request.

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction.

#### VIEWING

The subjects can be viewed during opening hours however no discussion or approach is to be made directly to the tenant.

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