Bank, High Street Retail, Retail - In Town

FOR SALE

TSA Property Consultants

128-130 High Street, Musselburgh, EH21 7EA

Musselburgh Town Centre TSB Investment | Passing £40,000p.a. | Lease Extended to 2032 | Price o/o £425,000

Summary

Tenure	For Sale
Available Size	2,061 sq ft / 191.47 sq m
Price	Offers in excess of £425,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prime Town Centre Location
- 2,061sq ft
- Expiry 23rd May 2032 (Extended)
- Price: £425,000
- Ground Floor Commercial Unit
- Held on F.R.I Lease to TSB Plc
- Passing £40,000p.a.

128-130 High Street, Musselburgh, EH21 7EA

Summary

Available Size	2,061 sq ft
Price	Offers in excess of £425,000
Business Rates	Upon Enquiry
VAT	Applicable. Transfer of going concern
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises the ground floor retail / banking unit of a B-listed, four-storey stone building with traditional pitched slate roof. The upper floors are residential and not included in the subjects for sale.

The subject property benefits from glazed double retail frontage and both front and rear access, with the rear fire escape providing access to two car parking spaces. The current fit out was installed by the tenant and is arranged in a traditional basic banking format including a front customer area and meeting rooms, counter and service area with security screen, and rear office and ancillary staff areas. The unit has a suspended ceiling and air conditioning system.

Area

191.47sqm (2,061sq ft)

Lease Summary

The property is held on a full repairing and insuring head lease expiring 23rd May 2027 at a passing rent of £40,000p.a.x

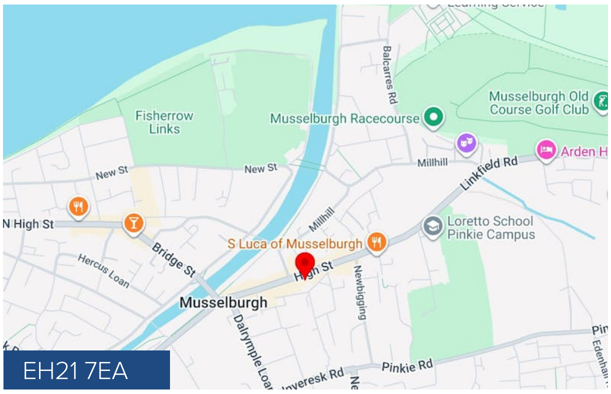
TSB Bank plc is a British retail and bank company based in Edinburgh, Scotland, with an Experian Credit Check Report score of 100/100 -Very low risk. The company employs over 6,000 members of staff and has 175 branches throughout the United Kingdom.

Location

The subjects are situated in a prominent position on the south side of Musselburgh, High Street - the town's main retail parade.

Musselburgh is located on the coast of the Firth of Forth approximately 7 miles to the East of Edinburgh and is easily accessed via the A1 and A720 Edinburgh City Bypass. Musselburgh further benefits from a rail link and regular bus service.

Surrounding occupiers include national and local retailers including Costa Coffee, Greggs and B&M.



Viewing & Further Information

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INVESTMENT FOR SALE

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Prime Town Centre Location

- Ground Floor Commercial Unit
- 2,061sq ft
- Held on F.R.I Lease to TSB Plc
- Expiry 23rd May 2032 (Extended)
- Passing £40,000p.a.
- Price: o/o £425,000

LOCATION

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PROPERTY

The property comprises the ground floor retail / banking unit of a B-listed, four-storey stone building with traditional pitched slate roof. The upper floors are residential and not included in the subjects for sale.

The subject property benefits from glazed double retail frontage and both front and rear access, with the rear fire escape providing access to two car parking spaces. The current fit out was installed by the tenant and is arranged in a traditional basic banking format including a front customer area and meeting rooms, counter and service area with security screen, and rear office and ancillary staff areas. The unit has a suspended ceiling and air conditioning system..

AREA

191.47sqm (2,061sq ft)

INVESTMENT FOR SALE

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128-130 High Street, Musselburgh, EH21 7EA

Prime Town Centre Location

LEASE SUMMARY
The property is held on a full repairing and insuring head lease expiring 23rd May 2032 (extended) at a passing rent of £40,000p.a.x. The tenant will have an option to determine on 23rd May 2030. TSB Bank plc is a British retail and bank company based in Edinburgh, Scotland, with an Experian Credit Check Report score of 100/100 -Very low risk. The company employs over 6,000 members of staff and has 175 branches throughout the United Kingdom.

SALE
Our client would dispose of their freehold interest for o/o £425,000

V.A.T
We have been advised the property is elected for V.A.T. The transaction will be treated as a Transfer Of a Going Concern (ToGC)

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

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Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood ot be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.