

91/95 High Street Musselburgh, East Lothian EH21 7DA

lot 29

Heritable Retail Investment

- Let to B & M Retail Limited
- Rent rebased in 2013 with a fixed rental uplift in 2017
- Property extends to 1,147.35 sq m (12,350 sq ft)
- Prominent position on main retailing street in Musselburgh
- Nearby occupiers include Poundstretcher, Ladbroke's, Greggs and Costa
- Completion to take place on 21st September 2015

Rent
£70,000
per annum
exclusive
Rising to
£75,000
p.a.x. in 2017



On behalf of Pension
Fund Trustees

Location

Miles: 6 miles east of Edinburgh
Roads: A199, A1
Rail: Musselburgh Rail Station (9 minute journey to Edinburgh city centre)
Air: Edinburgh International Airport (16 miles west)

Situation

Musselburgh is located in East Lothian only 6 miles east of Edinburgh city centre and is a popular commuter town for the capital. The property is situated on the northern side of the busy High Street with neighbouring occupiers including Costa Coffee, Poundstretcher, Ladbroke's and Greggs. There is unrestricted on street parking along the High Street.

Description

91-95 High Street, Musselburgh comprises a modern building planned over ground and first floors. The property provides a retail sales floor at ground floor with storage and staff accommodation at first floor.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	1,045.33 sq m (11,252 sq ft)	B & M RETAIL LIMITED (1)	10 years to 20/09/2023	£70,000	21/09/2017 (3)
First	Ancillary	102.00 sq m (1,098 sq ft)		(2)		(20/09/2023)
Total		1,147.33 sq m (12,350 sq ft)			£70,000	

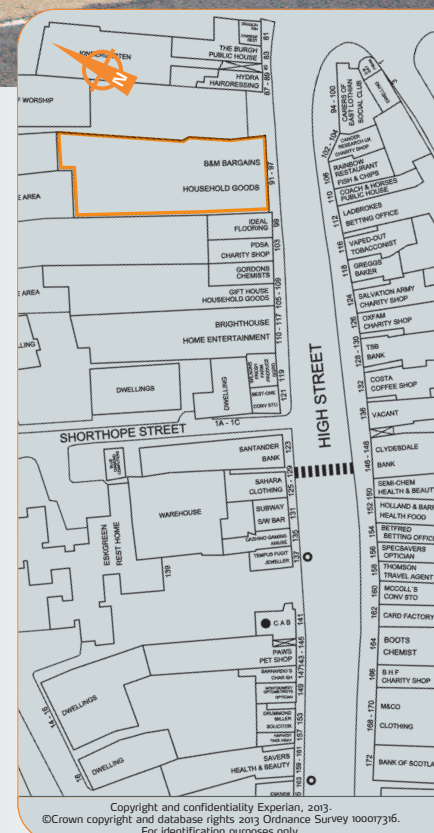
- (1) For the year ending 28/03/2015, B & M Retail Limited reported a turnover of £1,646,800,000, pre-tax profits of £61,700,000. B & M Stores trades from over 400 stores and employs over 17,000 staff across the UK. B & M Stores opened 52 new stores during the 52 weeks to 28th March 2015 (Source: www.bmstores.co.uk 10/06/2015).
(2) There is a tenant break option on 20th September 2018, on 12 months' prior written notice.
(3) There is a fixed rental uplift to £75,000 p.a.x.

For further details please contact:

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