

Cockenzie Business Centre, Edinburgh Road, Cockenzie, East Lothian EH32 0HL

Heritable Business Centre Investment

Lot 55

£35,964 per annum
exclusive



Tenancy and accommodation

Unit	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
1	41.53 sq m (447 sq ft)	JOHN GREEN t/a Opal Personal	6 month rolling licence	£5,760
2B	26.85 sq m (289 sq ft)	SCOTT DAVID	Monthly rolling licence	£1,920
4	33.26 sq m (358 sq ft)	SUZANNE HAUGHEY	6 month rolling licence	£4,200
5A	20.62 sq m (222 sq ft)	ASBESTOS SURVEYS AND ADVICE LIMITED	6 month rolling licence	£3,480
6	39.95 sq m (430 sq ft)	ANDREW CRUMMY	6 month rolling licence	£5,700
8	17.09 sq m (184 sq ft)	LYNSEY SHIELLS	Monthly rolling licence	£1,860
9A	13.94 sq m (150 sq ft)	LAURA THOMSON	6 month rolling licence	£2,400
11	34.19 sq m (368 sq ft)	GREENTRAX RECORDINGS LIMITED	6 month rolling licence	£3,960
M1	18.49 sq m (199 sq ft)	DOUGLAS McNEILL	Monthly rolling licence	£2,280
M2	14.21 sq m (153 sq ft)	MARY O'NEIL	6 month rolling licence	£2,340
STORE 1	9.29 sq m (100 sq ft)	STUART McALPINE t/a Kingston P	6 month rolling licence	£1,584
STORE 2	9.29 sq m (100 sq ft)	ASBESTOS SURVEYS AND ADVICE LIMITED	6 month rolling licence	£120
MB1		STUART McALPINE t/a Kingston P	6 month rolling licence	£360
3, 5B, 7, 9B, 10, 12, 14, Store 2A	353.95 sq m (3,810 sq ft)	VACANT		
Total	632.66 sq m (6,810 sq ft)			£35,964

Key Details

- Prominent roadside location in popular East Lothian town
- 6,810 sq ft with on-site car parking
- Longstanding occupiers
- Asset management opportunities

Location

Miles: 13 miles east of Edinburgh
5 miles east of Musselburgh
40 miles north-west of Berwick upon Tweed

Roads: A1, B1348, A198

Rail: Prestonpans (13 mins to Edinburgh Waverley)
Longniddry (20 mins to Edinburgh Waverley)
Edinburgh Waverley (East Coast mainline)

Air: Edinburgh Airport

Situation

Cockenzie is a residential/commercial suburb, located 13 miles east of Edinburgh, 5 miles east of Musselburgh and 40 miles north-west of Berwick upon Tweed. The town is well connected with the A1 1 mile to the south. The train stations of Longniddry and Prestonpans are located within 3 and 2 miles respectively, providing direct links to Edinburgh Waverley Station. The property is located at the northern end of the town in a corner position on the north side of Edinburgh Road, at its junction with School Lane.

Description

The property comprises a building of traditional sandstone construction arranged over two floors with a large entrance area. The former school provides a mixture of office and light industrial space. There is on-site car parking at the front of the property. The property is currently run as a business centre and is let on licence agreements.

Tenure

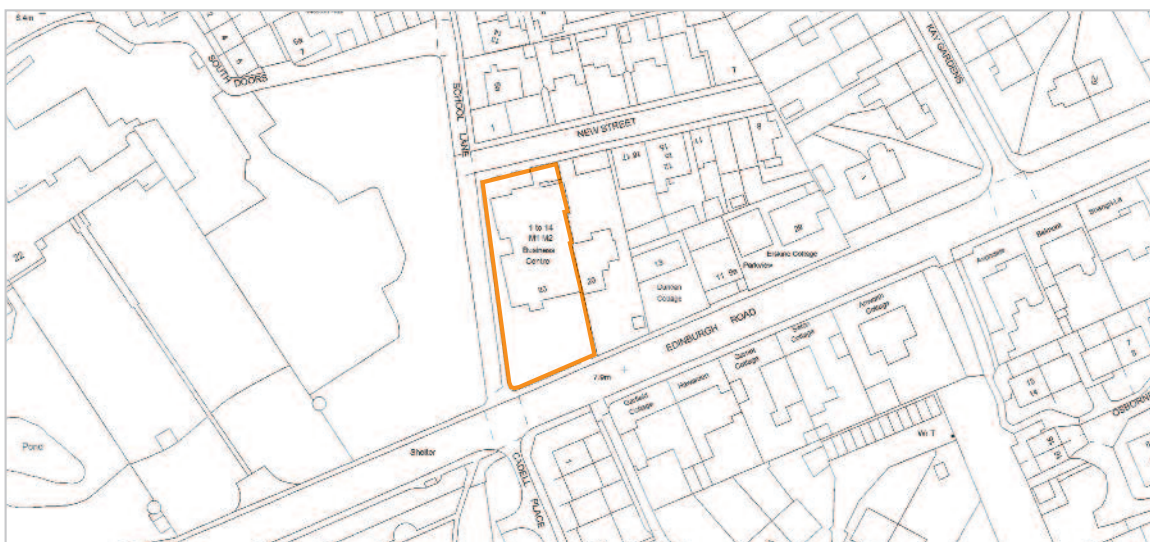
Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band E. See legal pack at acuitus.co.uk



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