

Lot 43

£67,000 Per Annum
Exclusive

166/174 High Street, Musselburgh, East Lothian EH21 7DZ Prominent Heritable Retail & Car Park Investment



Key Details

- Shop let to M&Co Trading Ltd (t/a M&Co) on a new 5 year lease (1)
- Large car park at rear let to Parking Ecosse Limited
- Prominent High Street location with on street car parking
- Neighbouring occupiers include Halifax, British Heart Foundation, Specsavers and Holland and Barrett
- VAT free investment

Location

Miles: 5 miles east of Edinburgh
Roads: A1, A7, A68, A720 (Edinburgh Bypass)
Rail: Musselburgh Railway Station (ScotRail)
Air: Edinburgh Airport (17 miles to the west)

Situation

Musselburgh is located approximately 5 miles east of Edinburgh, off one of the arterial routes into the city centre. The property is located in a prominent position on the south side of High Street, close to River Esk. Nearby occupiers include Farmfoods, Poundland, Savers Health and Beauty, Holland & Barrett and McColl's.

Description

The property comprises a modern, two storey building comprising a ground floor shop with ancillary and sublet office accommodation at first floor.

Tenure

Heritable. (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk

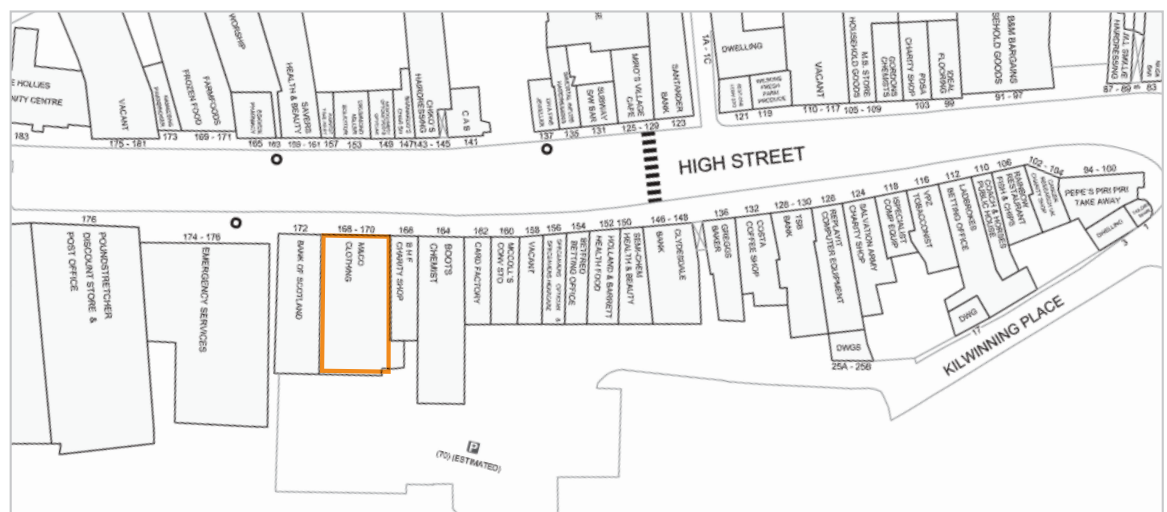
Viewings

Please contact Mhairi Archibald (+44 (0)771 8899341

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	442.57 sq m (4,764 sq ft)	M&Co Trading Limited (2)	04/08/2020 to 03/08/2025 (1)	£40,000
First	Ancillary/Office (3)	185.25 sq m (1,994 sq ft)			
First Floor	Office	202.99 sq m (2,185 sq ft)	Penumbra (4)	15/12/2017 to 14/12 2022	£12,000
Car Park Site - 21 Kilwinning Place			Parking Ecosse Limited	Annual licence to 10/05/2021	£15,000
Total Commercial		830.81 sq m (8,943 sq ft)			£67,000

- (1) Tenant option to determine the lease on the third anniversary of the term (upon six months written notice)
- (2) M&Co was founded in 1834 and operate from over 300 stores. M&Co employs over 3,900 staff members (mandco.com 24/02/2021).
- (3) First floor is sublet to Penumbra at an annual rent of £12,000 p.a.x. Further detail can be found in the legal pack.
- (4) Penumbra lease also includes use of 6 car parking spaces at rear of property. The lease is subject to a Schedule of Condition. Penumbra are a not for profit home care agency (<https://www.penumbra.org.uk/service-locations/east-area-services/east-lothian>)



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