



TO LET

104 MARKET STREET

MUSSELBURGH | EAST LOTHIAN | EH21 6QA

MODERN INDUSTRIAL FACILITY WITH TRADE
COUNTER / SHOWROOM AND SECURE YARD

2,568 SQ M (27,646 SQ FT)

- ▷ Ideal for servicing Edinburgh & Lothians
- ▷ Minimum eaves height of 5.90m rising to 6.90m
- ▷ Modern specification
- ▷ Attractive trade counter / showroom frontage
- ▷ Secure concrete yard
- ▷ Total site area of 1.39 acres

LOCATION

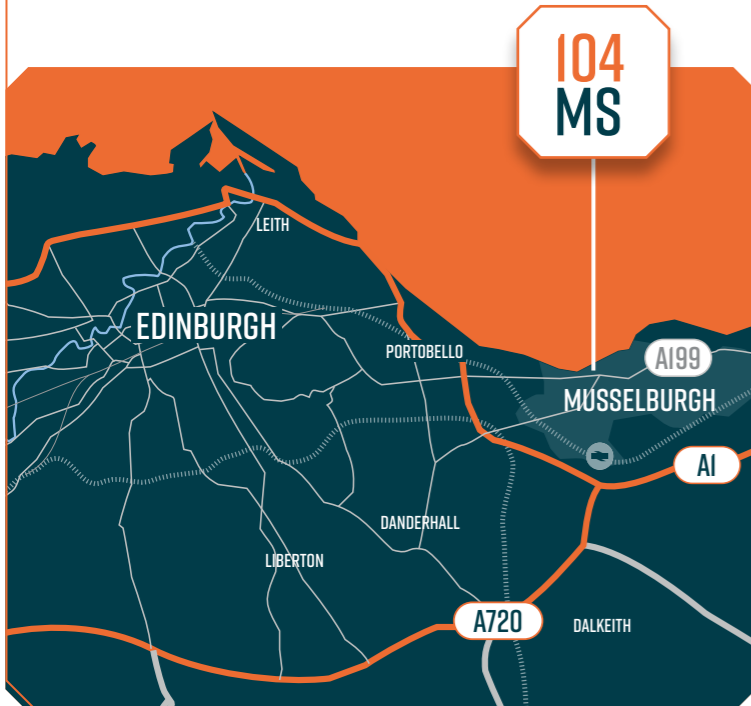
Musselburgh is located approximately six miles east of Edinburgh city centre and is the largest town in East Lothian.

The town has excellent road links to Edinburgh via the A199 Milton Road East, the A1 and also the A720 Edinburgh City bypass which in turn links to Scotland's wider motorway network.

The subjects are situated in Musselburgh town centre at the west end of Market Street in close proximity to the junction with North High Street (A199). Average weekly footfall in the Musselburgh town centre is more than double any other town in East Lothian.

The surrounding area is a mix of residential and commercial with occupiers in the immediate vicinity such as Aldi, Lidl, Home Bargains, Iceland, Shell and Farmer Autocare.

There are a number of new housing developments in Musselburgh including developments by Persimmon Homes, Barratt Homes and Taylor Wimpey.



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EXCELLENT ROAD LINKS TO EDINBURGH & CENTRAL SCOTLAND

1	home bargains	3	ALDI	5	LIDL
2	Iceland the food WAREHOUSE	4	Farmer autocare	6	Shell

DESCRIPTION

The property comprises a modern industrial building with high quality showroom / trade counter within a secure, self-contained site. In addition there is a separate standalone warehouse unit at the south-western corner of the site.

Unit 104 is of steel portal frame construction with brick work walls and profile metal cladding above under a two-bay pitched roof incorporating translucent roof panels and concrete floor.

Externally, the premises benefit from a large secure concrete yard with a depth of approximately 27m in addition to car parking to the northern elevation, totalling 28 spaces.

In addition there is a separate brick built warehouse with mono-pitched roof incorporating translucent roof panels and concrete flooring. Internally the accommodation provides warehouse space and ancillary office and WC facilities.



SPECIFICATION

The property is in excellent condition and benefits from the following specification:

- ▷ High quality showroom / trade counter
- ▷ Attractive glazed frontage
- ▷ Minimum eaves height of 5.90m rising to 6.90m
- ▷ Modern overclad fully insulated roof
- ▷ Excellent natural daylight via translucent roof panels
- ▷ Canopy area to the rear
- ▷ Electrically operated roller shutter doors
- ▷ LED lighting
- ▷ 3 Phase power supply
- ▷ Gas supply

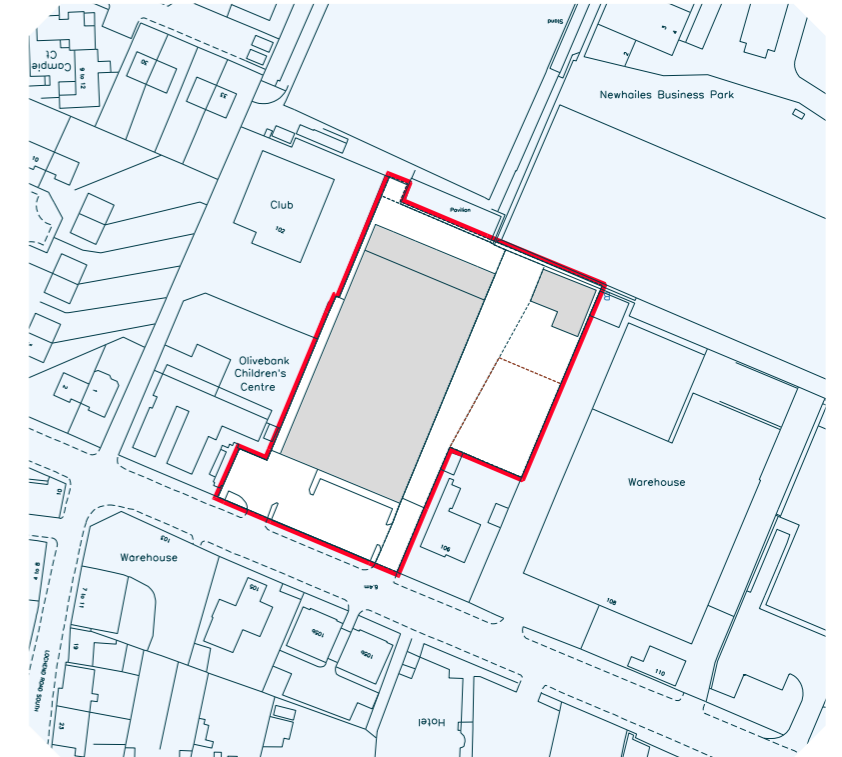


ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Gross Internal Area (GIA) is estimated to be as follows:

Accommodation	Sq M	Sq Ft
Warehouse	2,141	23,050
Canopy	258	2,782
Warehouse (South west corner)	169	1,814
Total	2,568	27,646

The total site area is 1.39 acres.



BUSINESS RATES

We are advised by the local Assessor the property currently has a total Rateable Value of £119,750 resulting in Rates Payable (2024/2025) of approximately £66,940 per annum.

TERMS

The premises are available on a new lease for a period and rent to be agreed. Further information is available from the joint letting agents.

VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

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FURTHER INFORMATION AND VIEWING

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