

**FOR SALE/MAY LET**

# **ON THE INSTRUCTION OF LLOYDS BANKING GROUP GULLANE – BANK BUILDINGS**

**Retail Premises  
1,404 sq ft (130.43 sq m) Ground floor**



# GULLANE – BANK BUILDINGS

## LOCATION

Gullane is a town on the southern shore of the Firth of Forth in East Lothian on the east coast of Scotland. Gullane hosts an award winning beach and is home to the World renowned golf course Muirfield.

The town is a popular commuter village for nearby Edinburgh which is located approximately 45 minutes away by car.

The property occupies a prominent corner position on Main Street, the principle thoroughfare in the town of Gullane. The location is characterised by a mix of primarily niche local retailers interspersed with high density residential accommodation in the form of traditional stone buildings.

## DESCRIPTION

The subjects are arranged over the ground floor of a three storey traditional building of stone construction beneath a pitched and slated roof. The property has a hard frontage with 6 windows to the front and 2 to the rear and one on the return frontage.

Internally the property is subdivided to provide a customer area, and counter area to the front, one meeting room, rear staff room, staff WC, Kitchen, safe room, cleaners cupboard and IT room.



## ACCOMMODATION

The subjects have been measured on a net internal area basis in accordance with RICS Code of Measuring Practice (6<sup>th</sup> Edition), and extend to the following approximate floor area:

Floor	sq m	sq ft
Total floor area	130.43	1,404

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction. In the event of a letting, the ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.



## CONTACT US

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## TENURE

Heritable interest.

## ASKING PRICE

Offers are invited in respect of our client's Heritable Interest.

## PLANNING

Class 2 (Financial, professional and other services). Under the Use Classes Scotland order 1997, there is permitted change to Class 1 (Retail).

## RATES

£12,900 Rateable Value / Rates Payable £6,349 per annum. We advise interested parties to make their own enquiries with the local authority. The subjects may qualify for an element of relief under the Small Business Bonus Scheme.