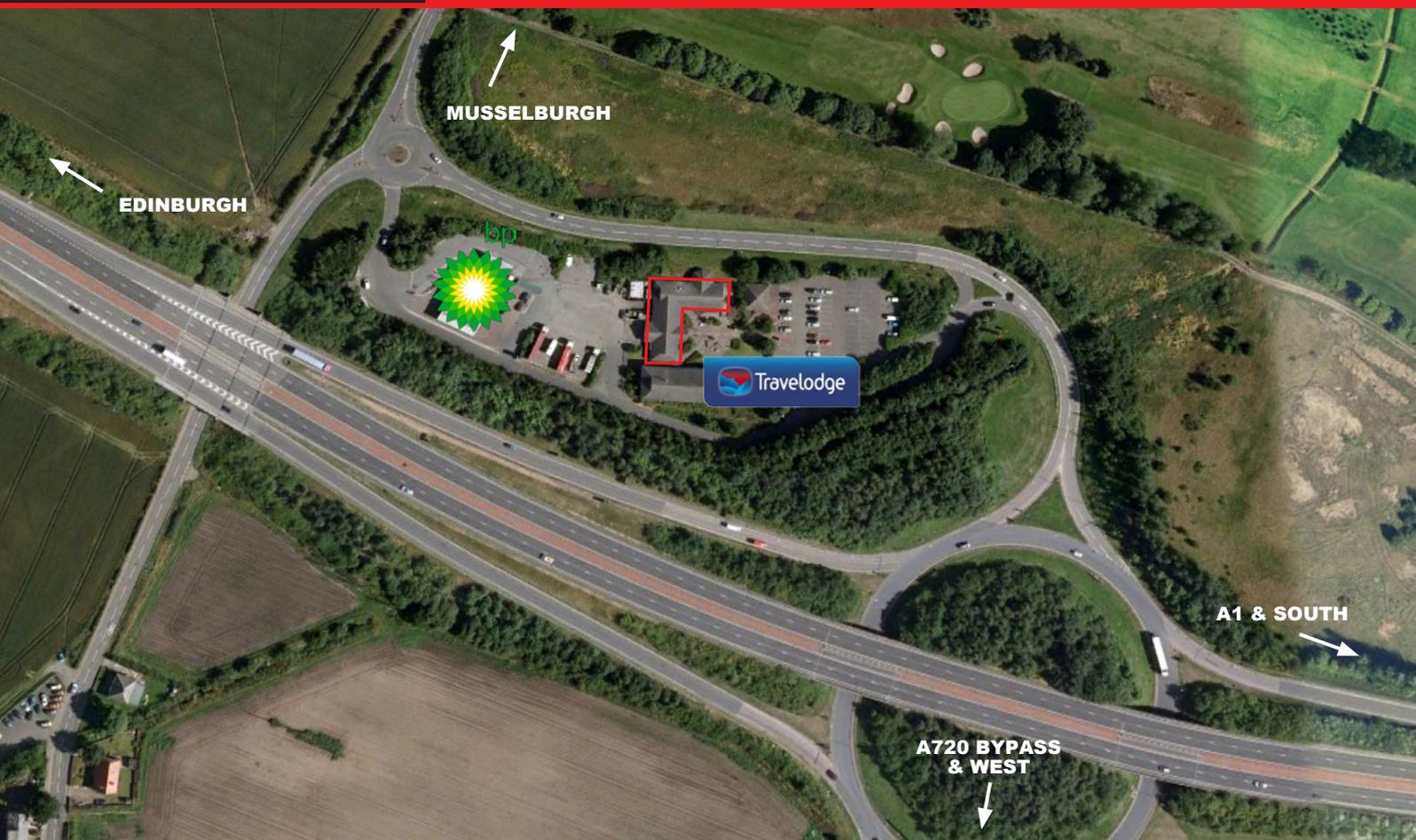


# to let

## restaurant premises



## Musselburgh • Old Craighall Services • EH21 8RE

### Location

Musselburgh is a commuter town 6 miles to the east of Edinburgh, Scotland's capital city and a world renowned tourist destination.

Musselburgh is East Lothian's largest town and has a population of around 21,900 persons.

The property is located at Old Craighall Services and is very easily accessible from the Edinburgh By-pass (A720) and the A1. Average Daily Flows on the A1 are 50,983 and at the A720 at Old Craighall are 19,985 (source : Transport Scotland, site refs JTC00074 and NTC00601).

Musselburgh is immediately to the North, with the town centre being approximately 5 minutes drive from the site.

### Description

The subjects comprise a single storey, purpose built restaurant under a pitched roof.

Previously occupied by Little Chef and Burger King, together with a small amusement arcade and toilet block, the premises are fitted out in corporate style, providing dining, kitchen, storage and staff facilities.

Sitting alongside a 44 bedroom Travelodge hotel, with which the subjects share a 90 space car park, the wider site also benefits from a BP petrol station and associated shop.

### Accommodation

The premises are L shaped in layout and extend to a Gross External Area of approximately 539 sq m (5,800 sq ft). Vehicular loading is located to the rear, whilst signage is available at the car park entrance.

# to let

## restaurant premises

### Musselburgh • Old Craighall Services • EH21 8RE



#### Lease

The property is offered on the basis of a new lease, for a duration to be agreed, incorporating 5 yearly rent reviews, at a commencing rental of £35,000 per annum.

#### Rateable Value

The property is listed at [www.saa.gov.uk](http://www.saa.gov.uk) at a Rateable Value of £122,000. Based on the current poundage of 48.2p, inclusive of large property supplement of 0.8p, this produces rates payable of £58,804 in the 2014/15 tax year.

Interested parties are advised to verify these figures directly with the Local Authority.

Rates subsidy available until revaluation.

#### Legal Costs

Each party will be responsible for their own legal costs. However, the ingoing tenant will be responsible for any registration fees and LBTT applicable, together with any VAT payable.

#### EPC

The property has an EPC rating of G.

#### VAT

For the avoidance of doubt, all rents are quoted exclusive of VAT at the prevailing rate. Prospective tenants must satisfy themselves independently as to the incidence of VAT in respect of this transaction.

#### Entry

On completion of legal formalities.

#### Viewing and Further Information

By arrangement with the Sole Agent:

Chris Ditchfield



3/1, 137 Sauchiehall Street, Glasgow G2 3EW

Tel 0141 416 1499

Mob 07789 983 335

Email [chris@ditchfieldproperty.co.uk](mailto:chris@ditchfieldproperty.co.uk)