

**60
FREE**
car parking
spaces

TO LET
Class 1A (Retail) Unit
777 sq.ft
(72.2 sq.m)



TO LET

PRESTONLINKS



UNIT 1A

Preston Links Shopping Centre
Prestonpans, East Lothian
EH32 9AF

Parade anchored by



LOCATION

Prestonpans is a town in East Lothian, located 8 miles east of Edinburgh, with a population of approximately 12,000 persons.

DESCRIPTION

The property is of modern construction, located on ground floor only, and benefiting from a directly adjacent car-park offering approximately 60 free spaces.

UNIT SIZE

Ground floor area: 777 sq.ft (72.2 sq.m).

RENT

Offers in excess of £16,000 per annum exclusive of VAT, business rates, service charge and buildings insurance.

BUSINESS RATES

Rateable Value: £9,100 from 01.04.26. The property may qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,120 + VAT.

Insurance: £368 + VAT.

EPC

A copy of the EPC will be made available as required.

PLANNING

Class 1A (Retail). It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the incoming tenant responsible for the LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.



5

Retail Units On-Site



15,358 sq.ft

Total Area



What Three Words
skis.beak.anode

M PRESTON LINKS

SITE PLAN



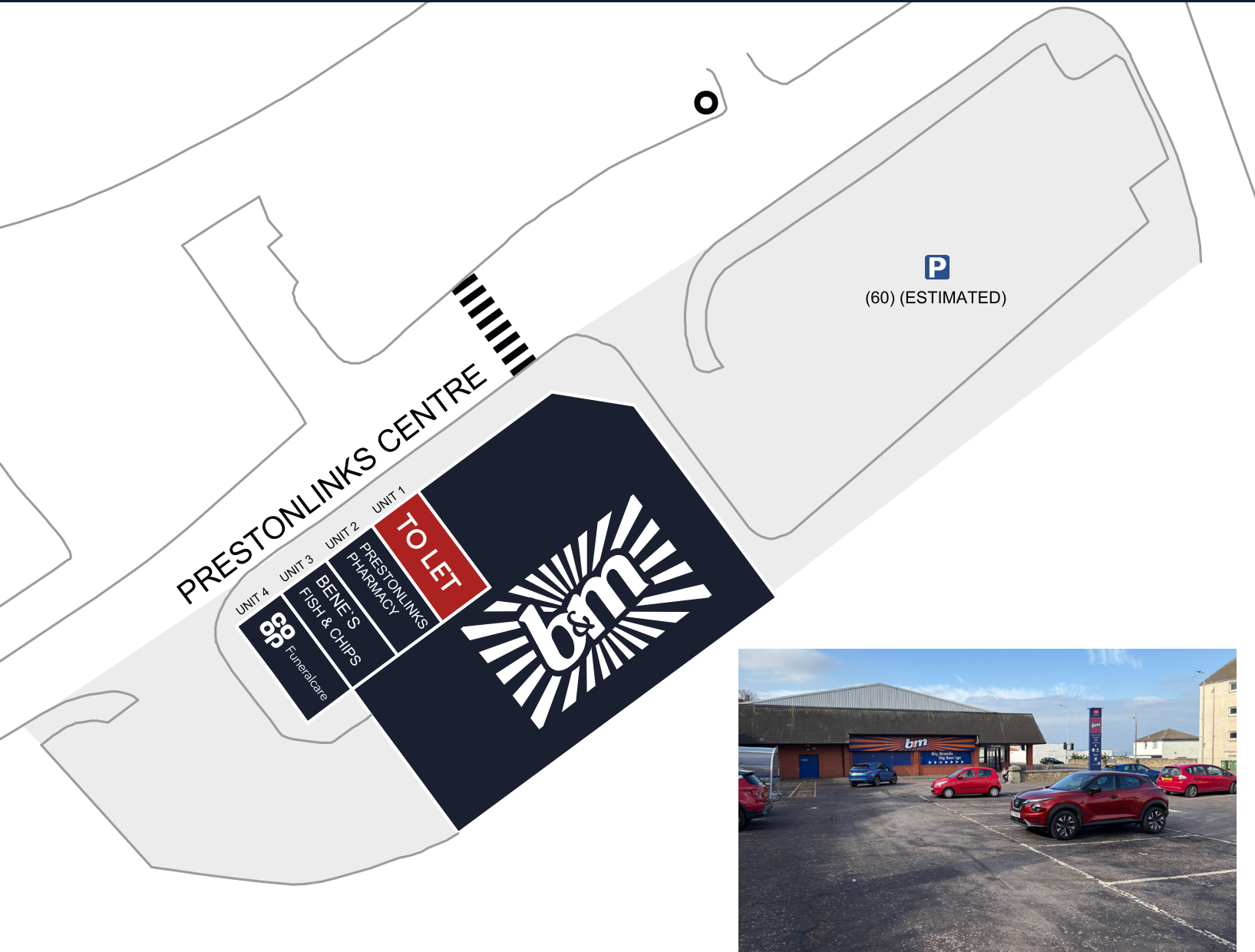
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Viewing
Strictly via prior appointment
with the appointed agent:

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