



# Galbraith

## FOR SALE

SINGLE LET RETAIL  
INVESTMENT

128-130 HIGH STREET,  
MUSSELBURGH,  
EH21 7EA

## RETAIL

[galbraithgroup.com](http://galbraithgroup.com)







# INVESTMENT SUMMARY

- Single let retail investment
- Property extends to a Net Internal Area of 2,061 sq ft (191.49 sq m)
- EPC Rating A
- 2 Years Term Certain
- Let to TSB Bank PLC until 23rd May 2027
- Passing rent of £40,000 per annum exclusive
- Offers in excess of £385,000 exclusive
- Net Initial Yield of 10.01%, reflecting a capital rate of £187 psf

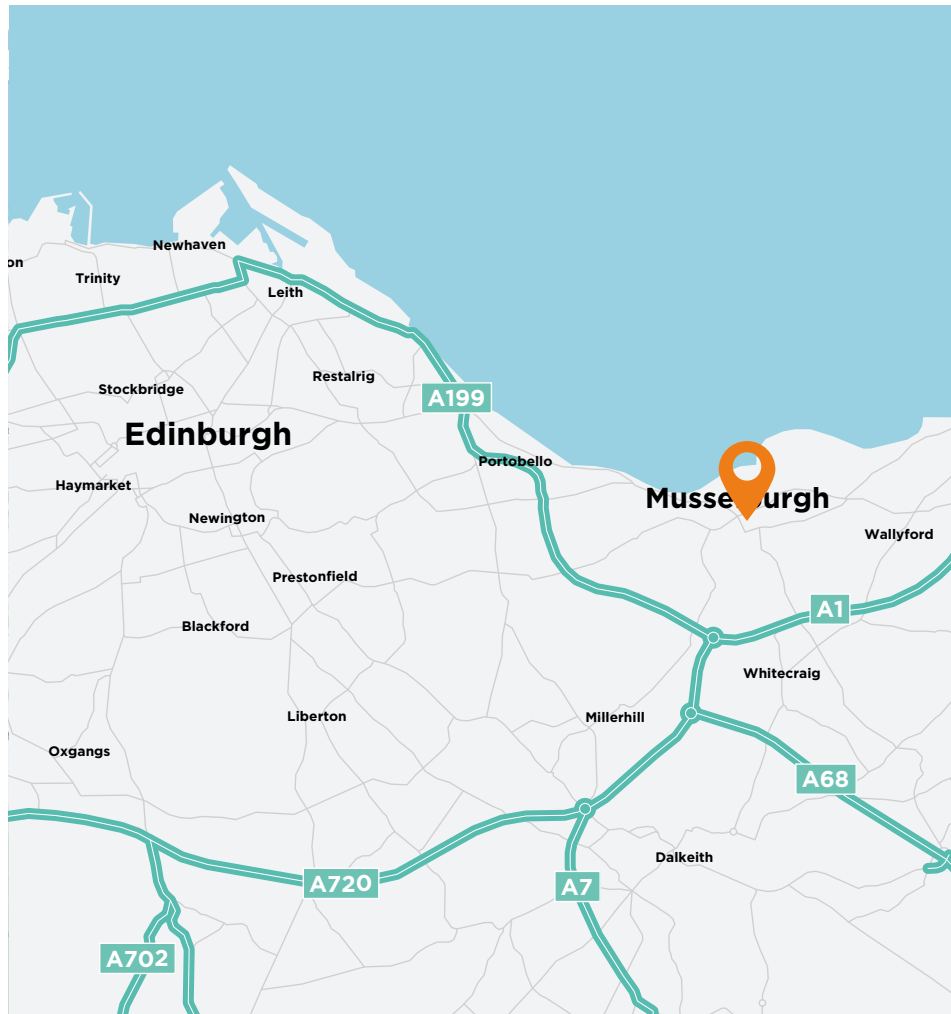




# LOCATION

Musselburgh is located on the coast of the Firth of Forth approximately 7 miles to the East of Edinburgh and is easily accessed via the A1 and A720 Edinburgh City Bypass. Musselburgh further benefits from a rail link and regular bus service.

The subjects are situated in a prominent position on the south side of Musselburgh, High Street - the town's main retail parade. Surrounding occupiers include national and local retailers including Costa Coffee, Greggs and B&M.



# DESCRIPTION

The property comprises the ground floor retail / banking unit of a B-listed, four-storey stone building with traditional pitched slate roof. The upper floors are residential and not included in the subjects for sale.

The subject property benefits from glazed double retail frontage and both front and rear access, with the rear fire escape providing access to two car parking spaces. The current fit out was installed by the tenant and is arranged in a traditional basic banking format including a front customer area and meeting rooms, counter and service area with security screen, and rear office and ancillary staff areas. The unit has a suspended ceiling and air conditioning system.

# ACCOMMODATION

	SQ M	SQ FT
Net Internal Area	191.47	2,061
ITZA	119.94	1,291

# TENANCY

- Tenant: TSB Bank PLC (SC095237)
- Lease Start: 24 May 1992
- Lease Expiry: 23 May 2027
- Rent: £40,000 pa
- Repair Obligation: Full Repairing and Insuring

# TENANT CONVENANT

TSB Bank plc is a British retail and bank company based in Edinburgh, Scotland, with an Experian Credit Check Report score of 100/100 -Very low risk. The company employs over 6,000 members of staff and has 175 branches throughout the United Kingdom.





## TENURE

Heritable (Scottish equivalent of Freehold).

## EPC

EPC rating A.

## PRICING

Offers are sought in excess of £385,000 exclusive for our client's Heritable Interest which, assuming standard purchaser's costs and prevailing LBTT, reflects a Net Initial Yield of 10.01%.

## VAT

The exemption to VAT has been waived, however it is anticipated that any sale will be treated by way of a Transfer of a Going Concern (TOGC).

## CAPITAL ALLOWANCES

No capital allowances are available.

## ANTI-MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML diligence for both the purchasers and vendor (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

## FURTHER INFORMATION

Parties are advised to note interest with the selling agent.

Viewings are by appointment only. For additional information please contact:

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# Galbraith

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number SO300208 with registered address 4th Floor, 18 George Street, Edinburgh, EH2 2PF.

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