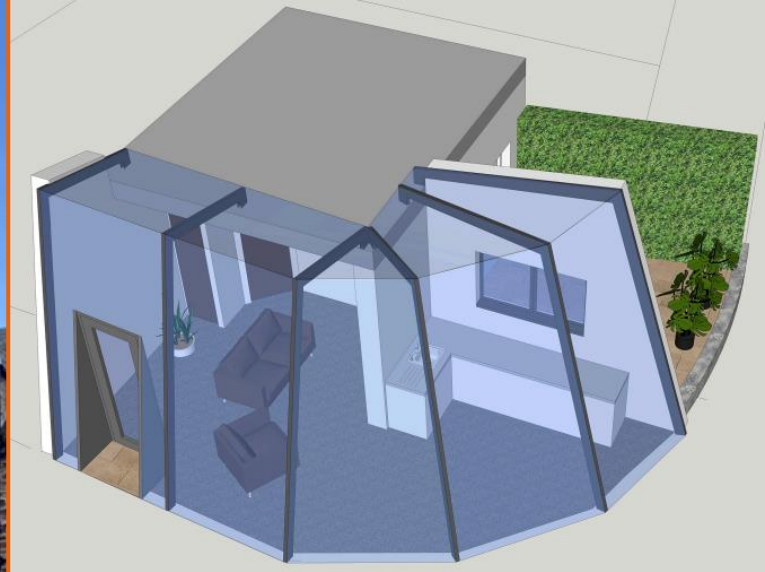


STORAGE UNIT & 2 CAR PARKING SPACES

- > LOCATED IN THE HEART OF MUSSELBURGH, EAST LoTHIAN
- > **OFFERS OVER £50,000**
- > POTENTIAL DEVELOPMENT OPPORTUNITY TO CREATE STUDIO OR OFFICE SPACE
- > ACCESSED VIA PEND FROM HIGH STREET
- > PREMISES EXTENDS TO 16.16 SQM (174 SQFT)
- > SITE EXTENDS TO 56.19 SQM (604 SQFT)
- > CAN BE PURCHASED TOGETHER OR SEPARATELY



FOR SALE

AMBASSADOR COURT, MUSSELBURGH, EH21 7AQ

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk



LOCATION

The subjects are located within Musselburgh, a popular East Lothian commuter town situated approximately 6 miles to the east of Edinburgh.

The building and 2 car parking spaces are accessed via a pend from the south side of the town's busy High Street. The two spaces are situated directly behind 12 High Street. The building is located approximately 10 meters from the car parking spaces which is located adjacent to the residential development, Ambassador Court which is strictly private and monitored by a parking charge company.

DESCRIPTION

The subject comprises a brick-built externally rendered single storey building under a flat left roof currently suitable for storage. Internally the property benefits from painted walls, electric storage heaters & strip lighting.

The site extends to approximately 56 sqm and there have been indicative plans drawn to extend the building to create a modern office or studio apartment.

This is a unique freehold opportunity within the heart of the sought-after East Lothian town.

PURCHASE OPTION

The building and car parking spaces can be purchased together or separately, subject to requirements. Please request further details upon enquiry.

PRICE

The subjects are being offered on a freehold basis at offers over £50,000.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



ACCOMMODATION	SqM	SqFt
Ground Floor	16.16	174
Site	56.16	604

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett Hannah.barnett@shepherd.co.uk

www.shepherd.co.uk



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MARCH 2024