



26 High Street, Haddington, East Lothian, EH41 3ES

Town Centre Retail Property

- Ground & 1st Floor
- Held on F.R.I Lease
- Let to Oxfam
- Lease Expiry April 2028
- Passing Rent: £18,500p.a
- Price: £260,000

#### LOCATION

The property is situated on a busy prominent position on High Street within the town of Haddington.

Haddington is a town in East Lothian, Scotland. It is located approximately 20 miles east of Edinburgh.

Haddington is a historic town in East Lothian, Scotland, known for its rich heritage and beautiful surroundings. The town dates back to the medieval period and features several notable historical sites, including St. Mary's Church, which has impressive architecture and is a significant landmark.

Haddington served as the county town of East Lothian and has a charming town centre with a mix of traditional shops, cafes, and restaurants. The town is also home to the Haddington Golf Club and various parks and green spaces, making it a pleasant area for outdoor activities.

#### PROPERTY

The property forms the ground and first floor of a 2 storey development surmounted by a pitched roof. The property offers multiple display windows with central door entrance.

Internally the property is fitted out in accordance with the tenants corporate specifications with partitioned w.c facilities and staff area located at first floor

#### AREA

The property has been calculated to extend to the following internal floor area;

Ground: 124.39sqm (1,339sq ft)  
1st: 85.8sqm (924sq ft)  
Total: 210.19sqm (2,262sq ft)





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## LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: Oxfam  
Expiry: 28th April 2028  
Passing Rent: £18,500p.a

Further Information: Oxfam operate around 600 shops varying from specialty book shop, bric-a-brac and general retail stores. For the year ending 31st March 2024, Oxfam reported an annual turnover of £364m

## PRICE

The property is available on a freehold basis for £260,000

## V.A.T

Prices quoted are exclusive of V.A.T.

## E.P.C

Available on request

## LEGAL

Each party shall bear their own legal costs incurred in the transaction

## L.B.T.T. & REGISTRATION DUES

Any L.B.T.T. or Registration Dues incurred in the transaction shall be borne by the tenant / purchaser.

## VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

## TSA Property Consultants

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## Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

## Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.