

FOR SALE

OUTSTANDING DEVELOPMENT OPPORTUNITY

Located in the East Lothian village of
Carberry

Offers Over £350,000

Premises extend to 174.47 m2 (1,877
ft2)

Easily accessible from the Edinburgh
City Bypass and A1

Fantastic opportunity for residential
conversion or alternative commercial
use subject to planning



WHAT 3 WORDS



ELPHINSTONE WING, CARBERRY, MUSSELBURGH, EH21 8PW

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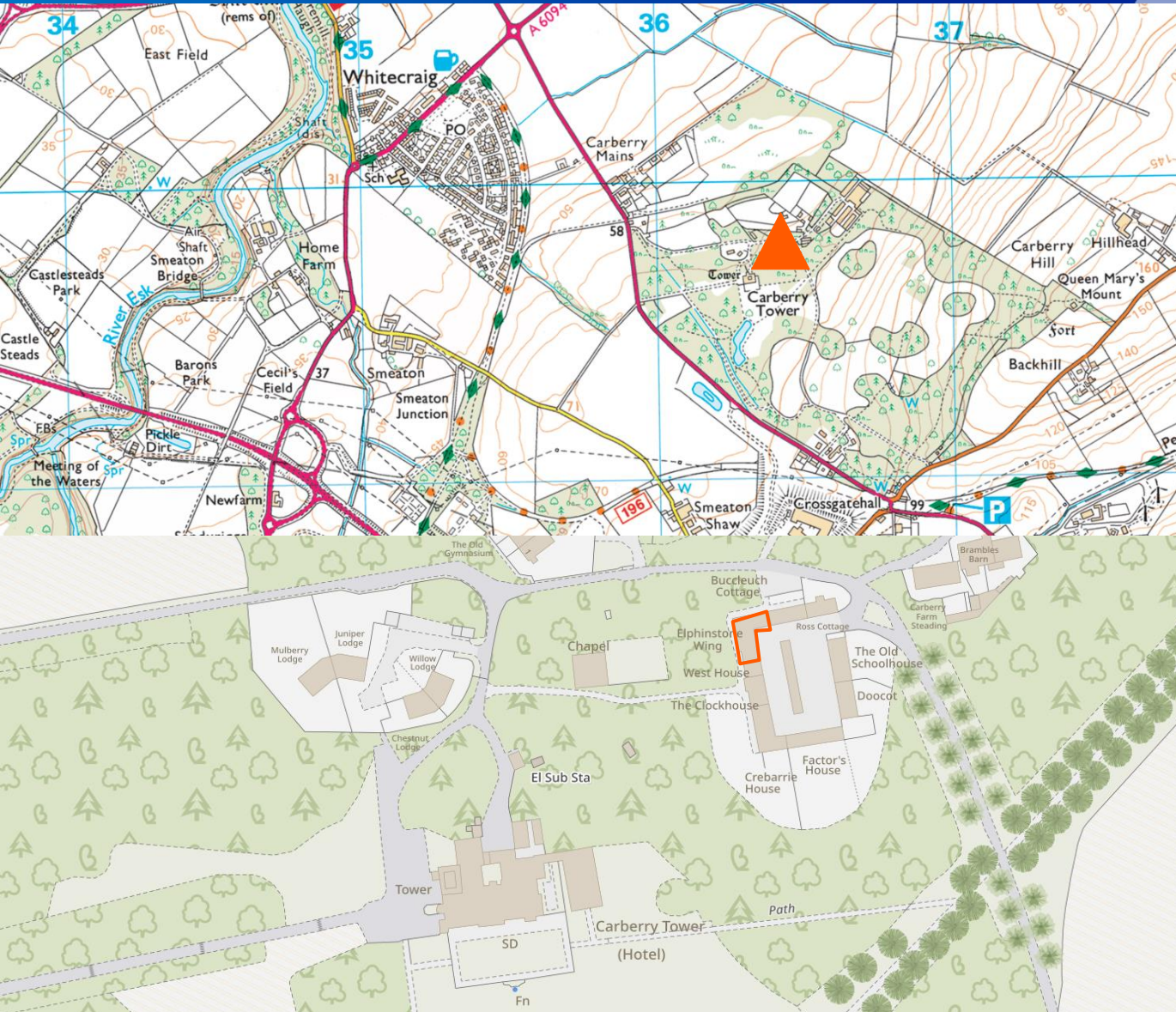
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Location

ELPHINSTONE WING, CARBERRY,
MUSSELBURGH, EH21 8PW



Location

The property is located in the charming and peaceful district of Carberry, just 3 miles south of Musselburgh and within easy reach of Edinburgh. Its strategic position offers excellent connectivity, with swift access to the Edinburgh City Bypass and the A1, ensuring convenient travel to the capital and surrounding areas.

Set within the picturesque grounds of Carberry Tower, the property enjoys a unique and tranquil environment surrounded by a blend of historic charm and modern amenities.

Nearby occupiers include the renowned Carberry Tower wedding and events venue, a well-established care home, and a collection of attractive residential properties, making this a sought-after and versatile setting for both commercial and residential purposes.

**Rare Freehold Opportunity
within Musselburgh**



Description

ELPHINSTONE WING, CARBERRY,
MUSSELBURGH, EH21 8PW



Description

The property is arranged over the ground & first floor of a two storey stone built mid terrace building surrounded by beautifully landscaped gardens, courtyard & dedicated car parking.

The ground floor features a welcoming reception area, several office and clinical rooms, a staff room, a shower room with WC facilities, and ample built-in storage. The first floor provides additional office or treatment rooms, further WC facilities, and additional storage areas.

The property includes six designated car parking spaces, offering convenience for staff and visitors alike. With its adaptable layout and appealing setting, the property also presents a fantastic opportunity for residential conversion, subject to the necessary planning permissions.



Price

Offers over £350,000 are being invited for the freehold interest.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £15,200 of which approximately £5,753 is payable subject to tenant circumstance.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

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

Accommodation

NIA	m ²	ft ²
Ground Floor	84.82	912
First Floor	89.65	965
TOTAL	174.47	1,877

GIA	m ²	ft ²
Ground Floor	125.53	1,351
First Floor	126.53	1,361
TOTAL	252.06	2,712

The above floor areas have been calculated on a Gross & Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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