

VACANT UNIT, 6 MALL AVENUE, MUSSELBURGH, EAST LoTHIAN, EH21 7BL  
GUIDE PRICE—£59,500 Freehold

REF. 1056

# VACANT UNIT, 6 MALL AVENUE, MUSSELBURGH, EAST LoTHIAN, EH21 7BL

## Vacant retail unit in popular East Lothian town of Musselburgh available for sale

- ♦ East Lothian freehold property for sale
- ♦ Circa 370 square feet
- ♦ Would suit a number of different uses
- ♦ Previous uses include beauty salon and vape shop
- ♦ Recent rental income from property £7,200 per annum
- ♦ Sold with vacant possession
- ♦ Plentiful car parking in surrounding areas

### SITUATION

This property is located on the south side of Mall Avenue close to the junction with Inveresk Road and alongside a major Tesco supermarket. Mall Avenue itself is a busy continuation of Musselburgh High Street and forms part of the A6095 road route to Newcraighall and Edinburgh city centre beyond.

The popular East Lothian town of Musselburgh sits on the southern shores of the Firth of Forth enjoying excellent road links with the Edinburgh city bypass and also the main A1 routing which links Edinburgh with the north of England.

Musselburgh has continually expanded over the years and is the largest of East Lothian's towns.

### THE PROPERTY

The subjects comprise a single windowed lock-up retail unit arranged over the ground floor of single storey end-terraced brick built premises, part roughcast and part timber panelled and painted externally under a mono-pitched and corrugated iron roof.

The unit is located at the gable end of a four storey traditional tenement block.

There is car parking directly outside the unit on nearby Inveresk Road and also a free car park located nearby alongside the River Esk.

### INTERNAL DETAILS

The unit is currently fitted out with a main front shop area, a back shop/office area, small kitchenette and w/c facilities to the rear. There is access to a shared garden area to the rear and deliveries can be taken in through this door.

The main retail sales area has a laminate floor covering with a mixture of strip and spot lights overhead.

The frontage has a single glazed entranceway alongside a display window, both of which benefit from manual shutters.



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## RATEABLE VALUE

Rateable value £2,250—no rates payable.

## SUMMARY

Although positioned in a secondary location, this unit sits only a few hundred yards from the main High Street in Musselburgh. It has previously been used as a bookmakers, beauty salon and, most recently, as a vape shop and is now available vacant and would suit a number of different retail, service or perhaps office use.



## SERVICES

The property is connected to mains supplies of water and electricity and although not currently utilised it also has a gas supply if required.

## TENURE

Freehold.

## PRICE

The asking price is **£59,500** to represent the heritable property.

## VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

## OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

Cornerstone Business Agents  
The Walled Garden, Bush Estate, Midlothian, EH26 0SD  
Phone 0131 445 7222 Fax 0131 445 4300  
E mail [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

[www.cornerstoneba.co.uk](http://www.cornerstoneba.co.uk)

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## IMPORTANT NOTES RE. THIS BUSINESS

### Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

### Viewing Appointments

Whilst it is a good idea to visit a business 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, owners or customers of the business.

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

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk) or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

### Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

### Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

### Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to [info@cornerstoneba.co.uk](mailto:info@cornerstoneba.co.uk) for more information.