

Ground Floor Retail or Leisure Premises

20-24 High Street, Eyemouth, TD14 5EU

Town centre premises within an excellent town centre trading position with coastal outlook

To Let • Available as a whole or as two or three separate units. Rental upon application detailing preferred space.

Edwin
Thompson





BRIEF RESUME

- Suits Retail or Leisure Use
- Lots of Potential
- Prominent Trading Position
- Exceptional Sea Views
- May Sub-Divide

LOCATION

The subjects are situated within Eyemouth town centre.

Eyemouth is a small fishing town on the southeast coast of Scotland. It is situated to the east of Berwickshire, approximately eight miles northwest of Berwick-Upon-Tweed, forty-nine miles to the east of Edinburgh. The settlement has a population of 3,520 according to the 2020 Mid-Year Estimate compiled by the National Records of Scotland. This represents an increase of around 1.45% over the population recorded at the 2001 Census (3,470). This is small decrease on the population recorded at the 2011 Census (3,550).

There are East Coast Mainline Railway Stations at Berwick-Upon-Tweed, Dunbar, and the recently re-established station at the nearby town of Reston.

Eyemouth and the surrounding area has benefitted from a significant amount of recent public and private sector investment to re-develop the town centre and the harbour area including the efforts of Eyemouth and East Berwickshire Partnership Regeneration. These works have modernised facilities for the local fishing industry and provided a boost to the areas tourism sector. In addition the town benefitted from a shop front improvement grant scheme in the autumn of 2019 and a grant of £100,000 to support the Eyemouth Harbour Trust Project to develop a new ice-making facility at the harbour to support local fishing fleets.

An application to the Scottish Government Regeneration Capital Grant Fund was also successful which assisted with the cost of demolition and clearance of the former fish market building and development of new purpose-built pods on the harbour front.

DESCRIPTION

20-24 High Street, Eyemouth comprises an end-terrace two storey plus attic level property comprising a substantial modernised ground floor shop unit most recently trading as a take away fish and chip business and café.

There is a sizeable single storey flat roofed extension to the rear of the shop.

Within the context of Eyemouth, the shop premises occupy a good retail pitch in the middle of the town centre.

The rear of the property overlooks the sea front and this is an area that has recently been the subject of considerable investment. The substantial improvement and upgrading of the property has benefited the overall appearance of the area.

Ideally suited to Retail or Leisure Uses.

AREAS

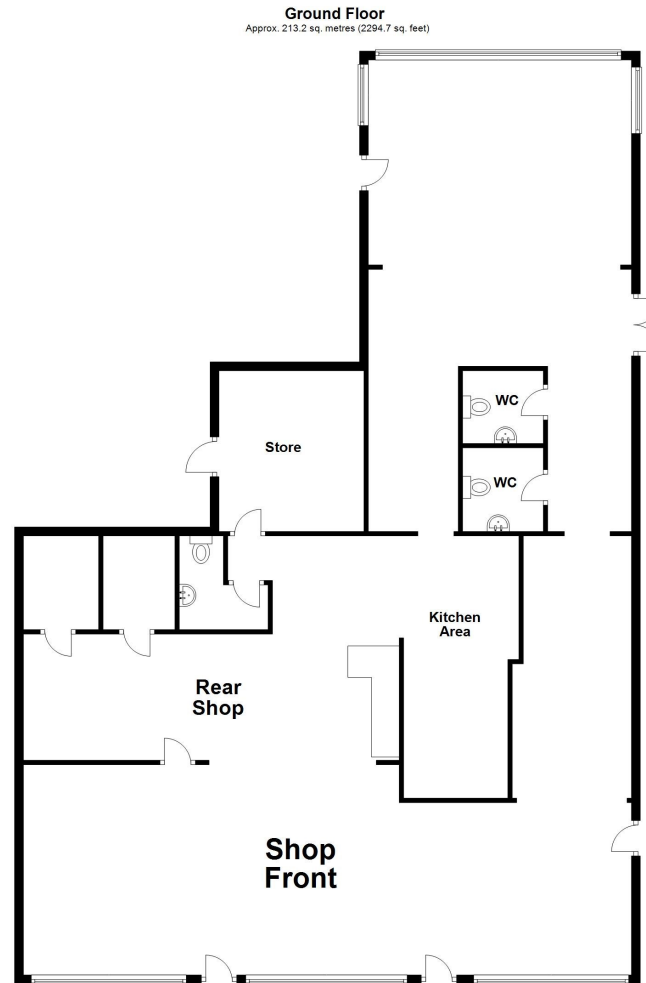
The premises have been measured in accordance with the RICS Code of Measuring Practice to the following areas:

E & oe Measurements taken using laser measure.

Description	Sq m	Sq Ft
NIA	197.72	2128
ITZA	142.85	1538

Consideration may be given to sub-division in to two separate units. Applicants are invited to submit your proposed lease terms specifying proposed use and area to be leased.





Total area: approx. 444.0 sq.



ENERGY PERFORMANCE CERTIFICATE

G173

RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £27,250 effective from 01-April-2023. This includes sections of the upper levels which have subsequently been split off. The Rateable Value will need to be re-assessed on occupation.

Rateable value information has been obtained from the Scottish Assessors Association website. Whilst believed to be correct, this information has not been independently verified.

SERVICES

All mains services are connected.

LEASE TERMS

Available on flexible terms by way of a new Full Repairing and Insuring lease.

VALUE ADDED TAX

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

VIEWING

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

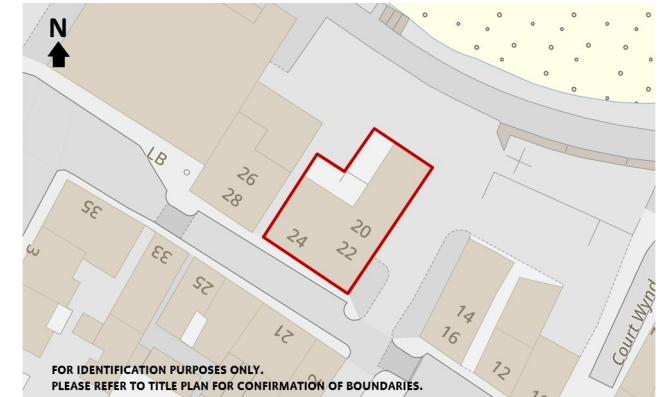
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