

**TO LET**

**OFFICE/RETAIL  
PREMISES**

Located in the heart of  
Prestonpans, East Lothian

Offers in the region of  
£8,000 per annum + VAT

Flexible lease terms available

Premises extend to 69.3 sqm  
(746 sqft)

Benefits from attractive large  
glazed frontage

**FIRST MONTH RENT FREE &  
INCENTIVES AVAILABLE**



WHAT 3 WORDS



**UNIT 2 MEADOW HOUSE, PRESTONPANS, EH32 9SY**

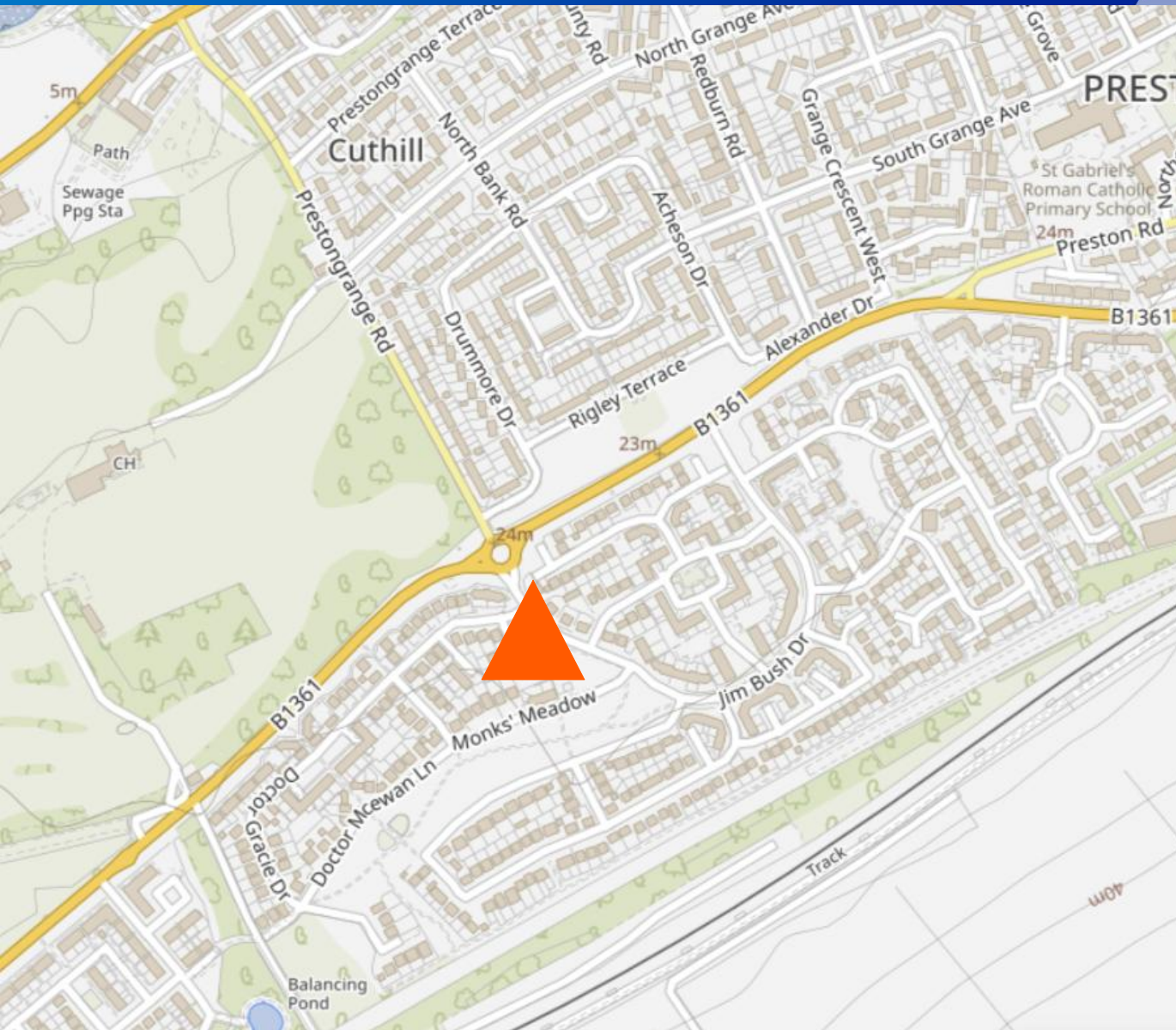
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# Location

UNIT 2 MEADOW HOUSE, PRESTONPANS, EH32 9SY



## Location

Prestonpans is an established East Lothian commuter town situated on the banks of the Firth of the Forth. Prestonpans benefits from great accessibility to the A1, acting as a main vehicular trunk road, leading traffic east and south of Edinburgh towards Berwick Upon Tweed.

More specifically, the subject premises is located on the south side of Jim Bush Drive at the corner of Monks Meadow to the east on the southern outskirts of Prestonpans. The subjects are located in a predominantly new build housing scheme in a block with other commercial units; currently occupied by Londis Convenience store, That Guy Barber Studio & LAR Housing Trust as office space.



Office/Retail premises within  
Prestonpans, East Lothian



FIND ON GOOGLE MAPS



# Description

UNIT 2 MEADOW HOUSE, PRESTONPANS, EH32 9SY



## Description

The subjects comprise an office/retail premises arranged over the ground floor of a 3-storey property of brick/block construction under a pitched and tiled roof with solar panels.

Internally, the accommodation comprises of a bright open space with an entrance office, private office, meeting room and storage areas. Additionally, the new tenant will benefit from access to a shared kitchen, WC and shower facilities.

The common area is shared with two other commercial occupiers at ground floor level. A copy of the service charge is available upon request.

The space offers a flexible layout, and the landlord is open to a complete refit or redesign, subject to approval of the proposed plans.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	69.3	746
<b>TOTAL</b>	<b>69.3</b>	<b>746</b>

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



## Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

## Rent

Offers in the region of £8,000 per annum.

Service Charge - £100 + VAT per Calander month (approximately)

## Rateable Value

The subjects shall be required to be reassessed upon occupation.

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

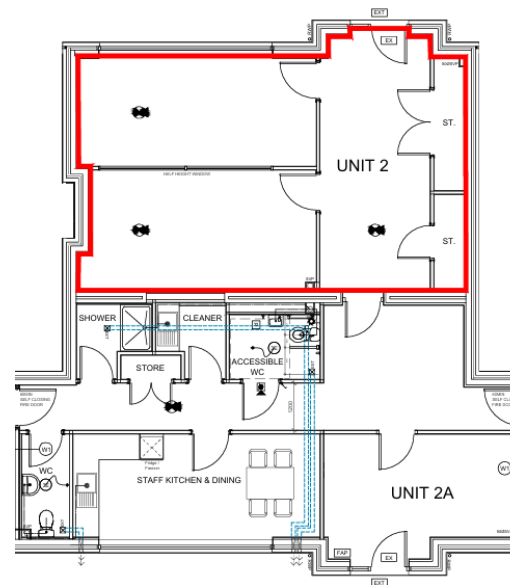
An Energy Performance Certificate is available upon request.

## VAT

The property is 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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **MAY 2026**

## 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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