

**FOR SALE / MAY LET
RETAIL UNIT**



**GRAHAM
SIBBALD**



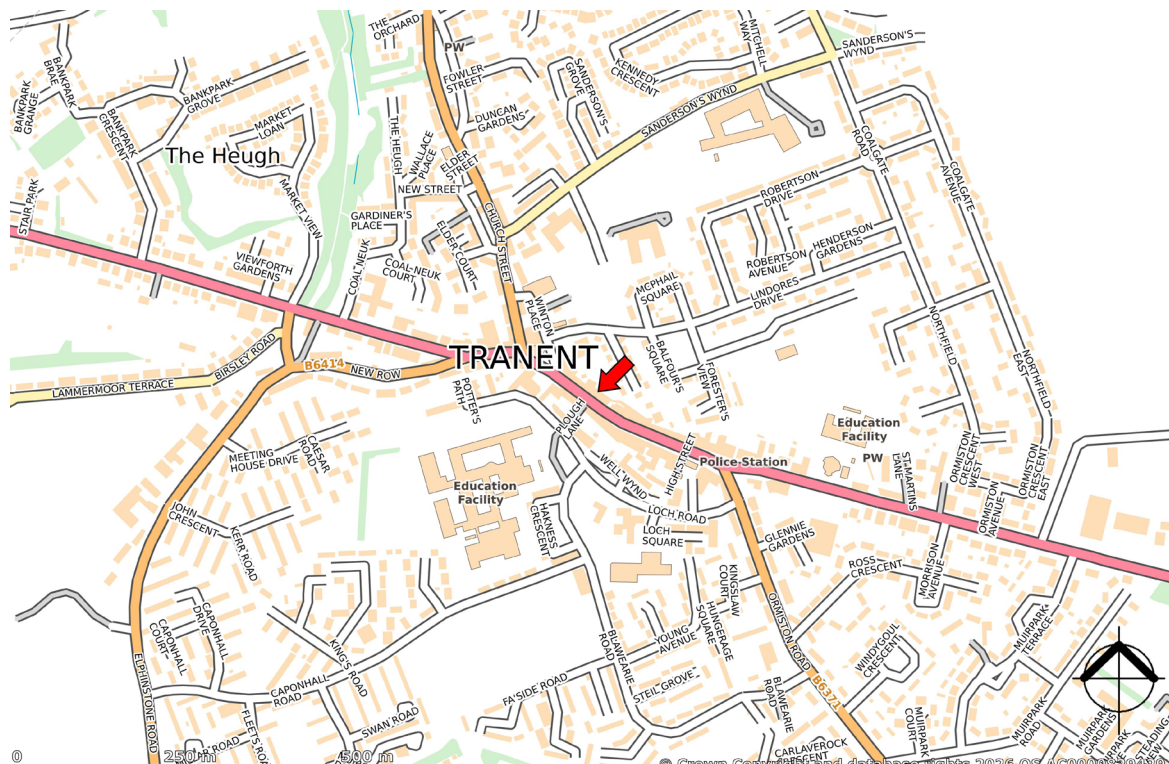
**42 High Street,
Tranent, EH33 1HQ**

- Ground floor retail unit extending 54.53 sqm (587 sq.ft.)
- Suitable for a variety of uses (Class 1a)
- Located on Tranent's main high street
- Rent on application
- Offers over £100,000 (exclusive of VAT)

LOCATION

The subjects are located within the town of Tranent, East Lothian, approximately 10 miles east of Edinburgh. Tranent has a resident population of around 12,000 and serves as an important local service centre for the surrounding catchment. The town benefits from its proximity to Scotland's capital, providing convenient access to one of the UK's strongest regional economies whilst retaining a well-established local retail and residential market.

More specifically, the property occupies a prominent position on High Street, Tranent's principal commercial thoroughfare. The property is situated within the heart of the town centre, benefiting from a strong mix of surrounding occupiers including local independent retailers, cafés, takeaways, financial services, convenience stores and other commercial operators, together with a substantial surrounding residential population that generates consistent footfall throughout the day.



DESCRIPTION

The premises comprises a retail unit arranged over the ground floor of a traditional two-storey building surmounted by a pitched slate roof and is accessed via a recessed glazed entrance door positioned to the right-hand side of the unit.

The front elevation of the unit comprises a full-height single glazed display window, providing excellent natural light and strong street presence. Internally, the retail area benefits from a main front shop with suspended timber flooring finished with lino throughout. Internal walls comprise a mixture of solid and stud walls

The ceiling incorporates suspended ceiling tiles with artificial lighting via the integrated spotlights. Heating is provided via an all-electric system.

The rear of the premises is utilised for ancillary storage accommodation, tea preparation area along with a w/c.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Floor	Sq.m.	Sq.Ft.
Front shop	40.18	433
Back shop	14.35	154
Total	54.53	587

RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the subjects have a rateable value effective from April 2026 of £10,700 per annum. Therefore any tenant should qualify for a 100% small business relief.



RENT

Rent on application.

PRICE

We are seeking offers over £100,000 (exclusive of VAT) for our clients heritable interest in the property.

PLANNING

The premises benefits from Class 1a (Retail) planning consent under The Town and Country Planning (Use Classes) Order 1997 (as amended).

EPC

Available upon request.

LEGALS + VAT

Each party has to bear their own legal costs. The tenant will be liable for any registration dues and any VAT payable in this transaction. Please note there is no VAT payable in relation to this property.

To arrange a viewing please contact:



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Surveyor

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ROSS CHINNERY
Director

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.