

**FOR SALE/
MAY LET**

**FULLY-FITTED
RESTAURANT
PREMISES**

Rarely available freehold opportunity
within the heart of North Berwick

Inviting offers over £475,000

Rent on application

Situated in a bustling mixed-use
neighbourhood

Extremely high levels of vehicular and
pedestrian passing trade

Premises extend to 126.90 sqm (1,366
sqft)

Suitable for a variety of uses subject
to the appropriate planning consents



WHAT 3 WORDS



LUCKY HOUSE, 125 HIGH STREET, NORTH BERWICK, EH39 4HB

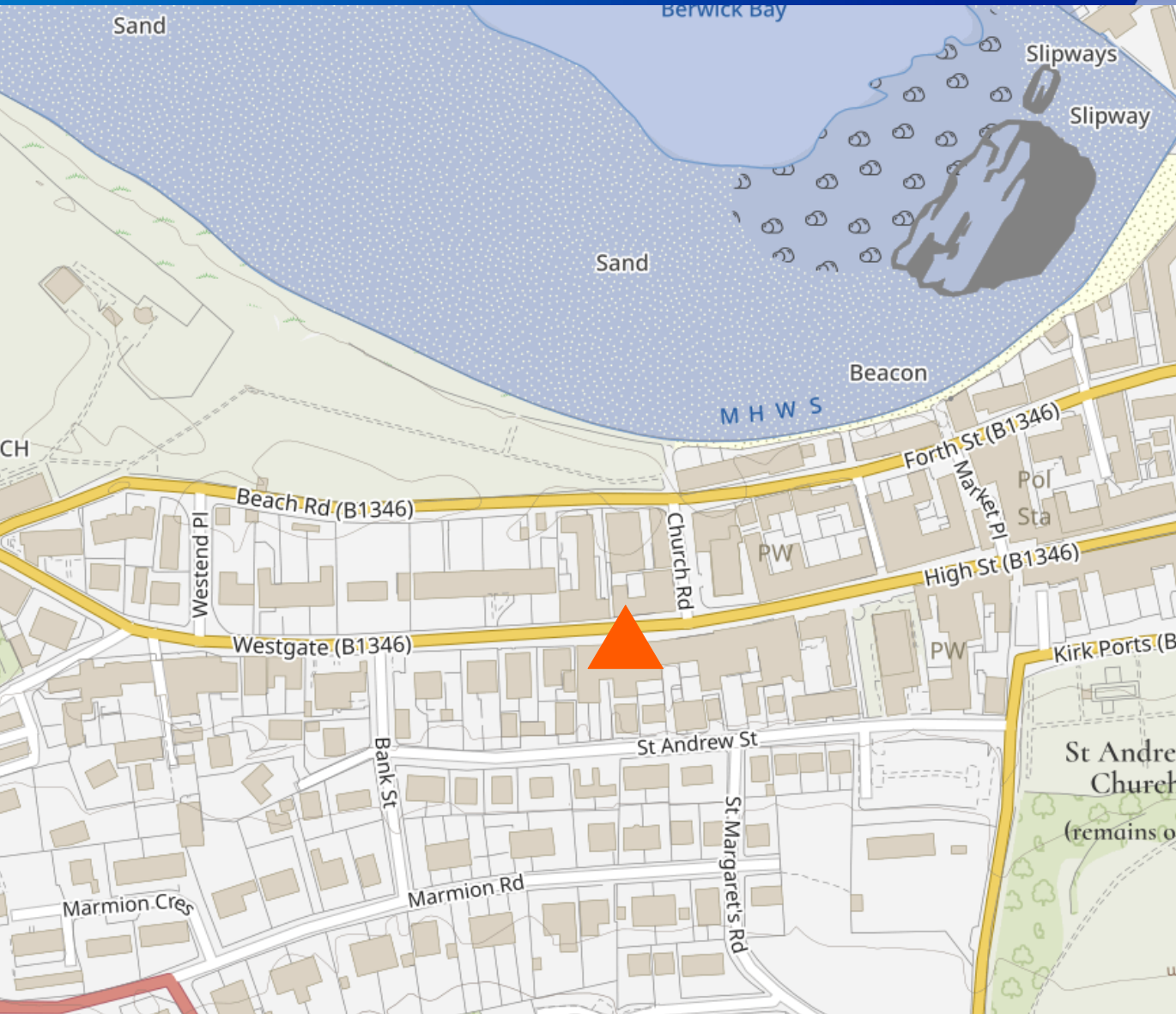
CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**





Location

LUCKY HOUSE, 125 HIGH STREET, NORTH BERWICK, EH39 4HB



Location

The subjects are situated in the heart of North Berwick, a thriving and extremely popular commuter hub to Edinburgh City Centre.

Located approximately 25 miles east of Edinburgh, North Berwick lies on the scenic south shore of the Firth of Forth and continues to attract a strong mix of residents, businesses & tourists.

Prominently positioned on the south side of the bustling High Street, the property enjoys exceptional visibility and benefits from consistently high levels of footfall and vehicular traffic. The area is home to a blend of reputable national and established local commercial occupiers, including the Co-op, the Post Office, Coulters Property, & The Herringbone, supporting a vibrant and diverse commercial hub.

This sought-after location presents a rare opportunity within one of East Lothian's most popular and affluent towns.

**RARELY AVAILABLE FREEHOLD OPPORTUNITY
WITHIN HIGHLY SOUGHT-AFTER EAST LOTHIAN TOWN**



GOOGLE MAPS



Description

LUCKY HOUSE, 125 HIGH STREET, NORTH BERWICK, EH39 4HB



Description

The property comprises a Category C listed mid-terraced, two-storey building of traditional stone construction, arranged over the ground floor.

The ground floor currently operates as a fully fitted restaurant, incorporating a welcoming entrance area, bar, and seating for approximately 45 covers. There is a commercial kitchen, together with male and female WC facilities to the rear.

This property presents an excellent opportunity for a hospitality business, a variety of alternative commercial uses or redevelopment, subject to the necessary planning consents.



Accommodation

Accommodation	Gross Internal Area	m ²	ft ²
125 High Street, North Berwick (commercial)	Ground Floor	126.90	1,366
TOTAL		126.90	1,366

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

Price

Offers over £475,000 are invited for the freehold interest.

Rent

Price on application.

Rateable Value

The current rateable value is £25,200, which results in rates payable of £12,121.20.

Please note that 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.

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 purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

Get in Touch

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



Emily Anderson

Emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



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.

shepherd.co.uk

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 **June 2026**

