

FOR SALE

RARELY AVAILABLE RETAIL INVESTMENT

13 MARKET PLACE, NORTH BERWICK

EH39 4JF



OFFERS OVER £175,000

(6.17% NET INITIAL YIELD)

EXECUTIVE SUMMARY

- Rare opportunity to acquire a retail investment in the affluent East Lothian town of North Berwick;
- Fantastic private investor opportunity offering secure income in a sought-after location;
- Lease is in the personal name of Jon Jeromson and he is personally liable for all leasehold obligations
- Extensive fit-out recently undertaken;
- Passing rent of £11,000 per annum (£24.49/sqft Zone A) on Full Repairing & Insuring Terms;
- Lease expiry due 14 May 2027, offering in excess of 7 years unexpired;
- We are instructed to **seek offers in excess of £175,000 (ONE HUNDRED AND SEVENTY THOUSAND POUNDS STERLING)** exclusive of VAT. A purchase at this level would show a net initial yield of 6.17% & a minimum reversionary yield of 6.73% after allowing for purchasers' costs of 2.37% including LBTT (Land Building and Transactions Tax).



Location

North Berwick is a picturesque and sought-after town within East Lothian which lies approximately 20 miles east of Edinburgh and within close proximity to the affluent areas of Gullane and Longniddry. North Berwick serves as a popular commuter town from Edinburgh whilst the A1 road provides direct links into the heart of Edinburgh's City Centre to the west and the Scottish Borders and North of England to the south.



North Berwick has a current population of approximately 7,000 with a further catchment of 12,500. North Berwick's population is predicted to increase significantly over the coming years with the extensive residential schemes currently being developed around the town centre by Cala, Miller Homes & Walker Group.

North Berwick continues to be an attractive tourist destination with outstanding coastal beaches, golf courses (North Berwick & The Glen), the award-winning Scottish Seabird Centre which attracts c.250,000 visitors each year as well as Tantallon and Direlton Castles.

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Description

The subjects comprise of a mid-terraced, ground floor bathroom showroom held under a three storey, brick-built building held under a pitched and slated roof. Internally, the space comprises of a main sales space to the front of the property with access via a recessed timber and glazed pedestrian door. The rear of the property comprises of an office which has been sub-divided from the main sales space by stud partitioning along with a kitchenette and single WC.

The internal fit-out has been extensively modernised for the purposes of a bathroom.

Accommodation

We have measured the subject premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and would estimate that the subjects extend to the following net internal area:

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
Total Net Internal Area	44.03	474
Reduced Floor area	41.81	449

Tenancy Information

The subjects are let entirely in the personal name of Jon Jeromson t/a Postcode Plumbers from 18 December 2018 with expiry due 14 May 2027 at a passing rent of £11,000 per annum (£24.49/sqft Zone A) on full repairing & insuring terms.

There is rent review provision within the lease on a 5 yearly basis, with the calculated date set at 15 May 2017. The rent is to be reviewed on an upwards only basis to the greater of the rent payable immediately prior to the review date, OMRV (Open Market Rental Value) and £12,000 per annum. The next rent review is 15 May 2022.

Recent Comparable Evidence

Recent comparable evidence of investment transactions in North Berwick can be summarised in the table below:

ADDRESS	TENANT	RENT	PRICE	YIELD	DATE
19 Market Place, North Berwick	Leonardo Carbinier	£20,000	£350,000	5.50%	June 2019
17 Market Place, North Berwick	Costa Coffee	£33,500	£700,000	4.55%	July 2018





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Tenure

The property is held on a heritable title (Scottish equivalent of English freehold).

EPC

The subjects have an EPC rating of G.

PROPOSAL

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VAT

Our clients have elected to waive exemption for VAT and accordingly VAT will be payable on the purchase price, although we anticipate the sale will be dealt with by way of a Transfer of Going Concern (TOGC).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

VIEWING & FURTHER INFORMATION

Please contact the sole selling agent:



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Property
Consultants

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