

## STORAGE UNIT & 2 CAR PARKING SPACES

- > LOCATED IN THE HEART OF MUSSELBURGH, EAST LoTHIAN
- > OFFERS OVER £50,000
- > POTENTIAL DEVELOPMENT OPPORTUNITY TO CREATE STUDIO OR OFFICE SPACE
- > ACCESSED VIA PEND FROM HIGH STREET
- > PREMISES EXTENDS TO 16.16 SQM (174 SQFT)
- > SITE EXTENDS TO 56.19 SQM (604 SQFT)
- > CAN BE PURCHASED TOGETHER OR SEPARATELY



# FOR SALE

### AMBASSADOR COURT, MUSSELBURGH, EH21 7AQ

**CONTACT:** Emily Anderson, [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Hannah Barnett, [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk) 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The subjects are located within Musselburgh, a popular East Lothian commuter town situated approximately 6 miles to the east of Edinburgh.

The building and 2 car parking spaces are accessed via a pend from the south side of the town's busy High Street. The two spaces are situated directly behind 12 High Street. The building is located approximately 10 meters from the car parking spaces which is located adjacent to the residential development, Ambassador Court which is strictly private and monitored by a parking charge company.

**DESCRIPTION**

The subject comprises a brick-built externally rendered single storey building under a flat left roof currently suitable for storage. Internally the property benefits from painted walls, electric storage heaters & strip lighting.

The site extends to approximately 56 sqm and there have been indicative plans drawn to extend the building to create a modern office or studio apartment.

This is a unique freehold opportunity within the heart of the sought-after East Lothian town.

**PURCHASE OPTION**

The building and car parking spaces can be purchased together or separately, subject to requirements. Please request further details upon enquiry.

**PRICE**

The subjects are being offered on a freehold basis at offers over £50,000.

**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.

**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



ACCOMMODATION	SqM	SqFt
Ground Floor	16.16	174
Site	56.16	604

*The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.*



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

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) & Hannah Barnett [Hannah.barnett@shepherd.co.uk](mailto:Hannah.barnett@shepherd.co.uk)

[www.shepherd.co.uk](http://www.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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2024**