

FOR SALE

CLASS 1A RETAIL PREMISES

Located in the popular coastal town of Dunbar

Fixed Price £87,500

Occupies prominent position within heart of Town Centre

Versatile space, suitable for retail, office, professional service or workshop occupiers

Premises extend to 47.38 sqm (510 sqft)

Qualifies for 100% business rates relief

Rarely available freehold opportunity within the heart of Dunbar



WHAT 3 WORDS



35 HIGH STREET, DUNBAR, EH42 1EW

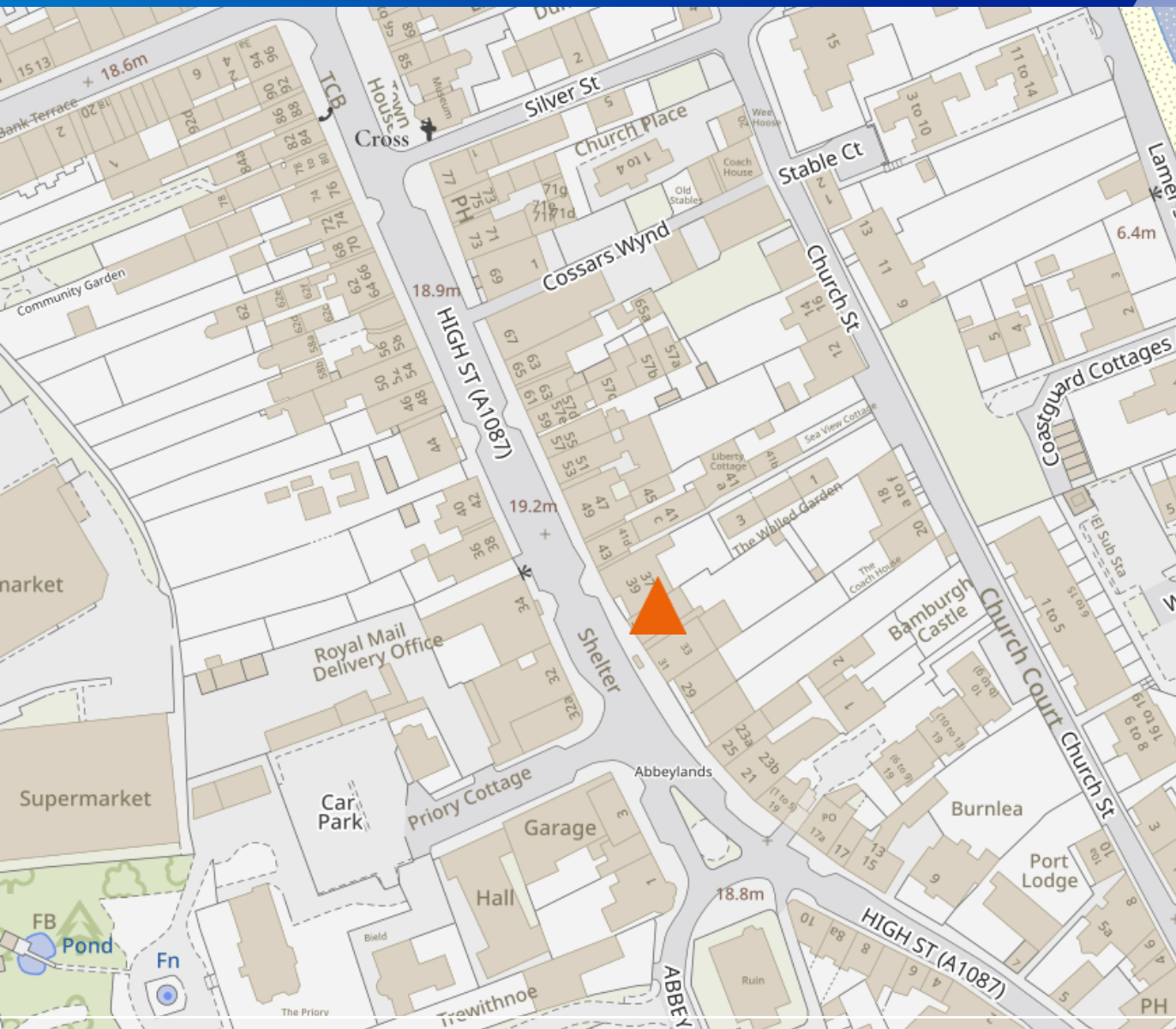
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Location

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Location

Dunbar is a vibrant coastal town situated approximately 30 miles east of Edinburgh city centre, around 35 minutes from Berwick-upon-Tweed, and just 20 minutes from North Berwick.

The town benefits from excellent connectivity, lying in close proximity to the A1 – the main arterial route linking Edinburgh with Berwick-upon-Tweed and the wider Scottish Borders. This strategic location ensures a steady flow of vehicular traffic through the area.

The property occupies a prominent position on the east side of Dunbar High Street, within the block bounded by Cossars Wynd to the north and Church Street to the south. Dunbar High Street features a strong mix of national and independent retailers, including Co-op, Ladbrokes, Royal Mail, Morrisons Daily, and a range of cafes and local businesses, supported by high levels of footfall & passing traffic within a vibrant community.

**Rare freehold opportunity
within Portobello, Edinburgh**



FIND ON GOOGLE MAPS



Description

35 HIGH STREET, DUNBAR, EH42 1EW



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The subjects comprise a Class 1A premises arranged over the ground floor of a traditional four storey stone building.

Internally, the property provides a well-presented front shop/office area, with a tea preparation space and WC facilities located to the rear. The layout offers flexibility, with two front entrances — one suitable for customer access and the other ideal for deliveries or secondary access. Additionally, a rear door provides a fire escape & leads to a shared garden for the residents above.

This versatile layout makes the premises suitable for a variety of retail, office, café or workshop uses, subject to the necessary consents.

Accommodation

Description	m ²	ft ²
Ground Floor	47.38	510
Total	47.38	510

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).



Price

Offers over £87,500 are being invited for the freehold interest.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £4,150 which will allow for 100% rates relief subject to the tenants other commercial properties, if any.

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.

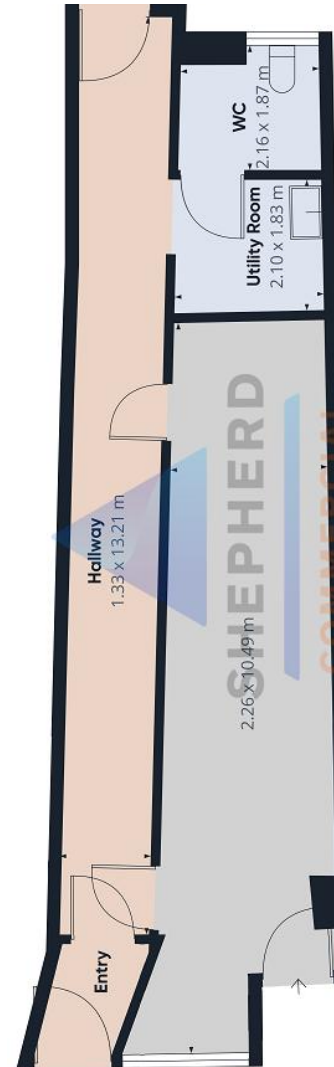
VAT

The property is not 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. **OCTOBER 2025**



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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