

FOR SALE

FORMER POLICE STATION
6 NEW STREET
PRESTONPANS | EH32 9JN

- > Rarely available freehold opportunity in the heart of Prestonpans
- > Offers Over £150,000
- > Premises extends to 136.76 sq m (1,472 sq ft)
- > Two storey detached building
- > Ample parking provision, two lock up garages & gardens to the front and rear
- > Suitable for a variety of commercial uses or residential conversion, subject to planning consent



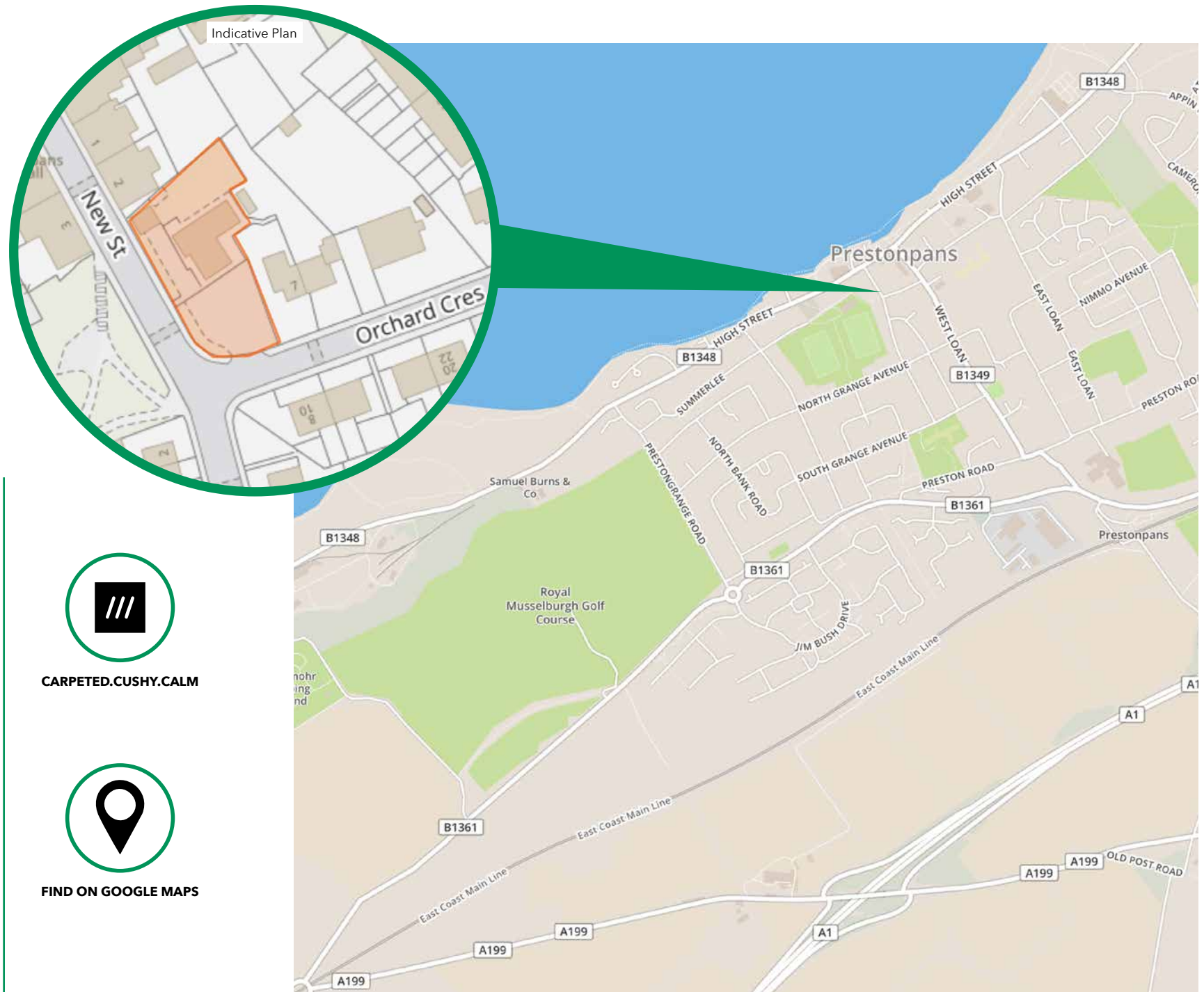
LOCATION

Prestonpans is an established East Lothian commuter town situated on the banks of the Firth of the Forth. Prestonpans benefits from great accessibility to the A1, a key arterial route which links Edinburgh to the southeast of Scotland, including Dunbar and Berwick-upon-Tweed. This direct transport link ensures ease of commuting into Edinburgh city centre and beyond, making Prestonpans an attractive location for both residential and commercial occupiers.

More specifically, the subject premises are situated on the eastern side of New Street, nestled within a predominantly residential area. The town's main commercial amenities are located along the nearby High Street, which lies within comfortable walking distance. Commercial occupiers within close proximity include Scotmid Co-op, Well Pharmacy, Greggs & Dunedin Vets.

TENURE

The Heritable Interest (Scottish equivalent of English Freehold) is being marketed for sale.



DESCRIPTION

The subjects are arranged over the ground and first floors of a two-story property of brick construction, externally rendered and surmounted under a pitched & tiled roof. Additionally, there are two garages to the rear, of brick-built construction, externally rendered under a flat felt roof.

The site which is approximately 0.25 acres, benefits from a tarmacked-surfaced car park to the front elevation, with landscaped gardens situated to the front and rear.

Most recently used as a police station, the property comprises a mixture of cellular accommodation including a variety of offices, a reception area, storage rooms, kitchen, female, male and accessible WC facilities & shower rooms.

ACCOMMODATION

	NIA SQM (SQFT)	GIA SQM (SQFT)
Ground Floor	81.77 (880)	107.40 (1,156)
First Floor	31.53 (339)	39.76 (428)
Garage	23.46 (253)	23.50 (253)
TOTAL	136.76 (1,472)	170.66 (1,837)

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).



THE DETAIL

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £11,900 which will allow for 100% rates relief subject to the purchasers other commercial properties, if any.

Please note, a new occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

EPC

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. The in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

PLANNING

The property has potential for residential conversion or numerous commercial uses, subject to obtaining the necessary planning consents.

AML

In accordance with Anti Money Laundering (AML) regulations, any prospective purchaser is required to satisfy the vendor on identity and source of funds before any transaction can proceed.

VETTING CAVEAT

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose, bidders must submit with their offer the following information to allow a vetting check to be completed:-

(a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or (b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or (c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase. Failure to provide the information required and the signed Declaration may result in an offer not being considered.



GET IN TOUCH

For further information or viewing arrangements please contact the agents:

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J & E Shepherd and BNP Paribas Real Estate 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 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 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 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 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 & BNP Paribas Real Estate have 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 2025. 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 2025.

OCTOBER 2025

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