

FOR SALE

PROMINENT BUILDING OFFERING SIGNIFICANT
DEVELOPMENT OPPORTUNITY

52-54 HIGH STREET
NORTH BERWICK
EAST LoTHIAN | EH39 4HQ

- > Rarely available freehold opportunity within the heart of North Berwick
- > Offers over £850,000
- > Premises extend to 391.56 sq m (4,215 sq ft)
- > Potential for alternative uses, including residential accommodation, serviced apartments, hotel, or alternative commercial uses, STP.
- > Includes former police station with 2 flats & secure car park

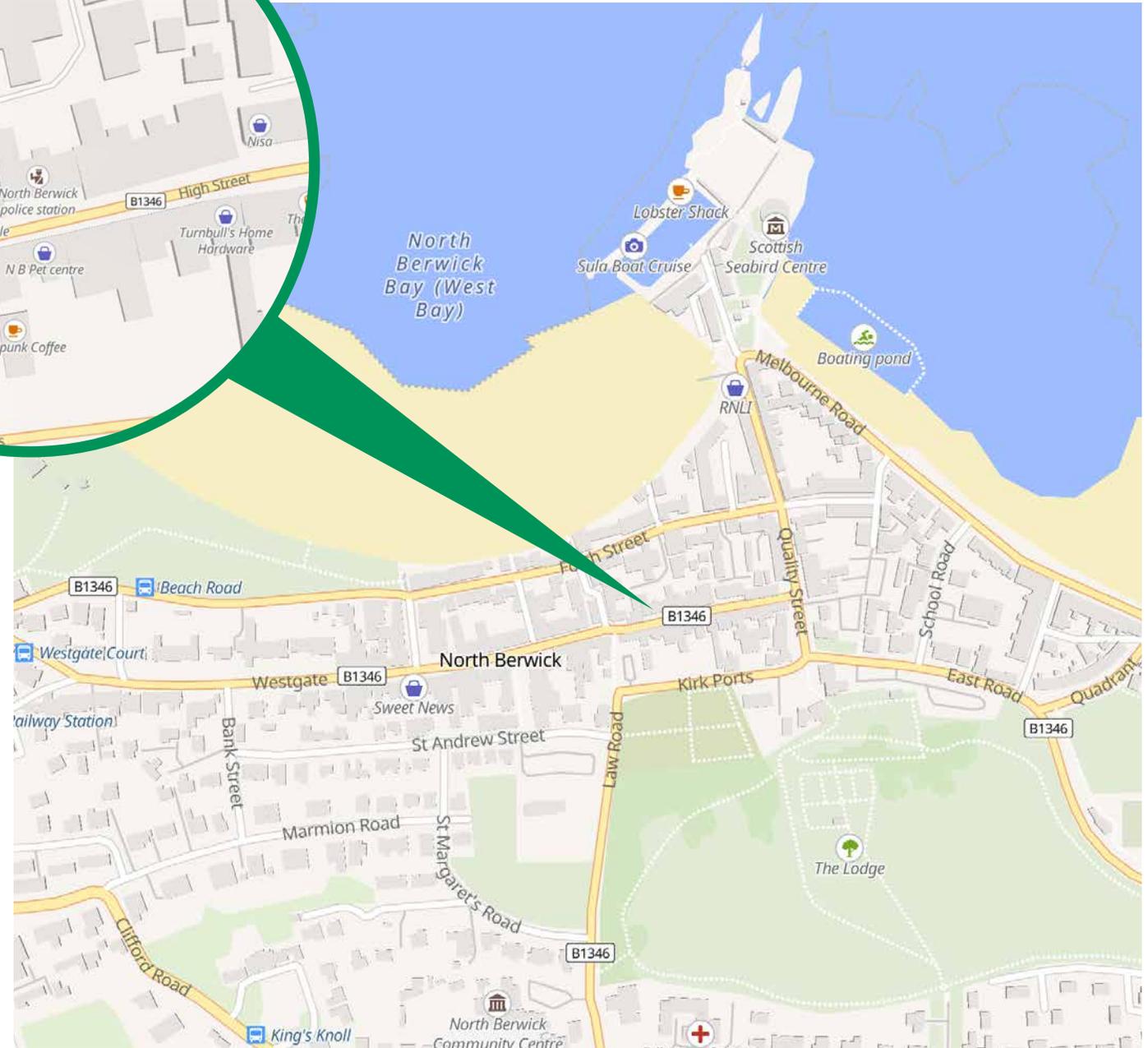
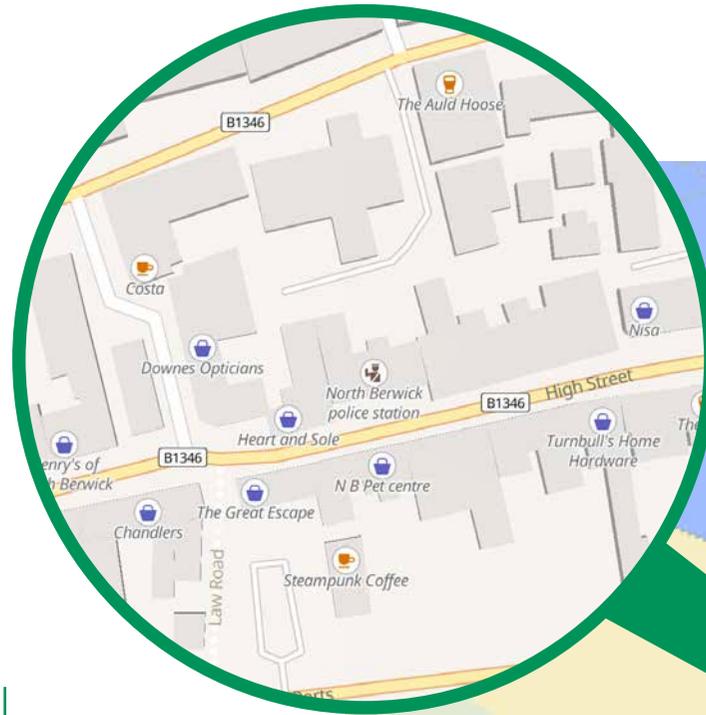


LOCATION

The property is located in the heart of North Berwick, one of East Lothian's most desirable and affluent coastal towns. North Berwick is a well-established residential and commercial town, highly regarded for its attractive town centre, renowned beaches, golf courses and strong tourism appeal. The town is particularly popular with commuters, benefiting from regular rail services and excellent road links to Edinburgh City Centre, which lies approximately 25 miles to the west.

North Berwick occupies a prominent position on the south shore of the Firth of Forth and serves as a fundamental retail and leisure destination within the wider East Lothian area. The town centre supports a strong mix of national, regional and independent occupiers, boosted by a stable local population and a significant number of visitors throughout the year.

The former police station is prominently positioned at the east end of North Berwick High Street, close to the junction with Quality Street, which serves one of the town's principal thoroughfares. Located on the north side of this established retail parade, the property benefits from excellent visibility and extremely high levels of pedestrian footfall. Surrounding occupiers include a reputable mix of national and local operators such as Greggs, Zitto Italian Restaurant, Time and Tide and Oxfam.



SPACE.GEARING.LYRICIST



FIND ON GOOGLE MAPS

DESCRIPTION

The property comprises an attractive three-storey, Category B listed terraced building of traditional stone construction beneath a pitched slate roof, with a single-storey rear extension.

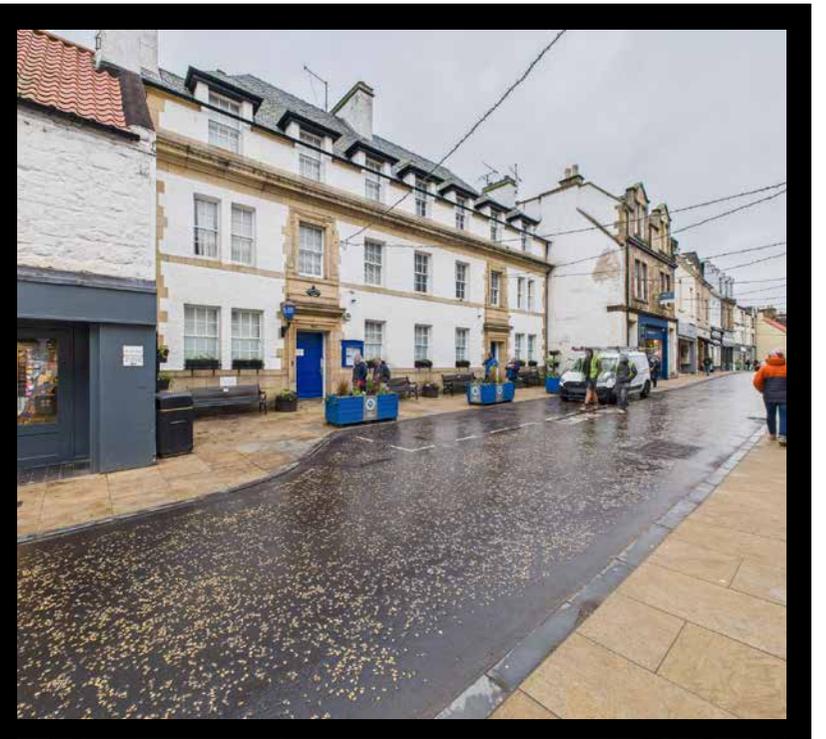
The property benefits from two separate entrances directly from North Berwick High Street, together with two additional access points to the rear via the private car park. The car park is accessed from Forth Street Lane and provides secure parking for up to six vehicles.

Internally, the accommodation is arranged over ground, first and second floors, predominantly comprising cellular rooms served by two staircases. Kitchen and WC facilities are provided on each level, with shower facilities located on both the first and second floors.

To the east side of the first and second floors are two self-contained residential flat dwellings, which can be accessed either internally or independently via the rear stairwell from the car park.

DEVELOPMENT POTENTIAL

The building requires modernisation throughout, presenting a rare opportunity for refurbishment and value enhancement within the heart of North Berwick. The property offers substantial scope for redevelopment or conversion, subject to the necessary planning consents. Potential alternative uses may include residential conversion, serviced apartments, hospitality & leisure, office accommodation or other commercial uses, making this a flexible and compelling opportunity in a prime town centre location.

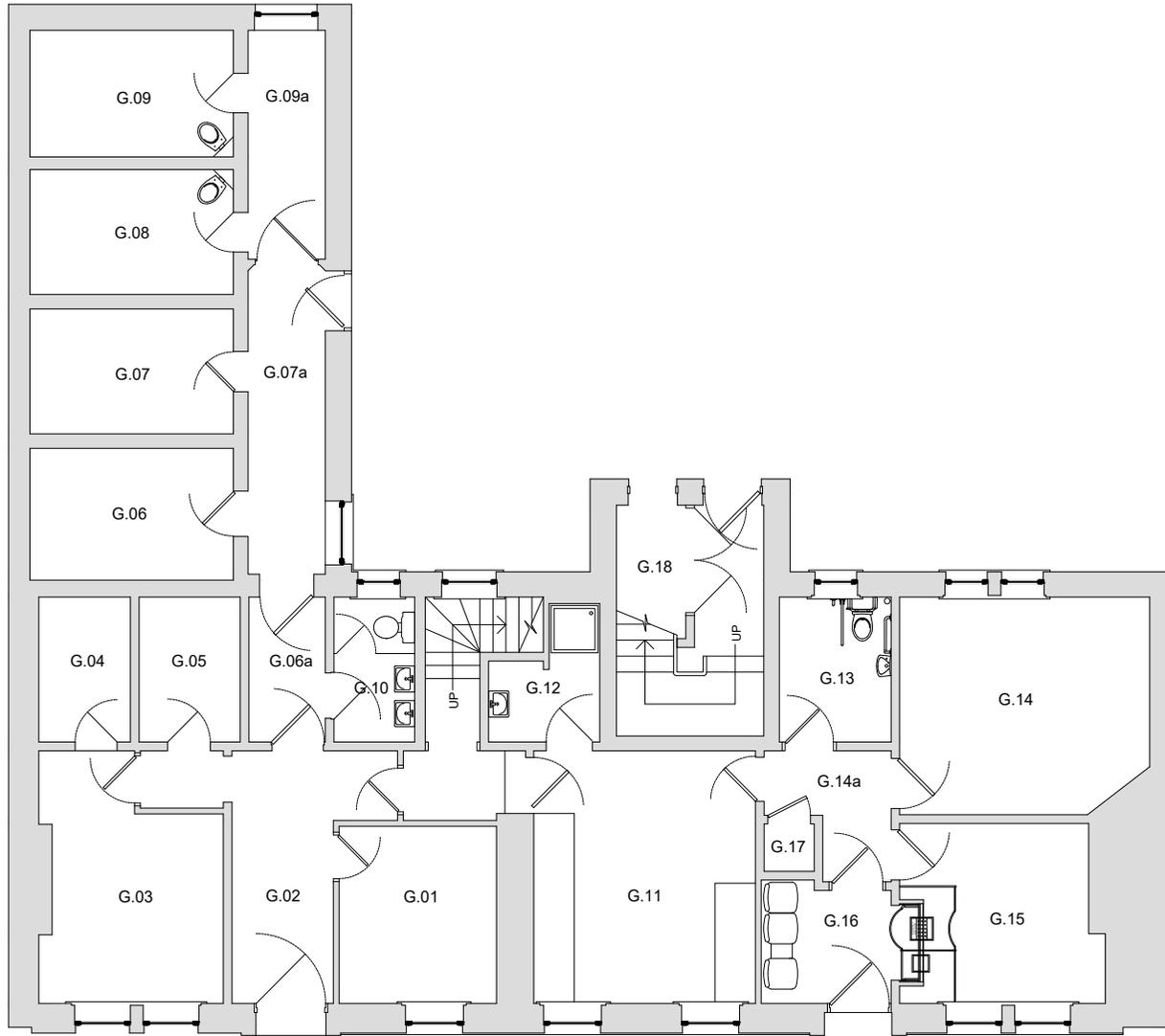


ACCOMMODATION

	AREA SQM	AREA SQFT
Ground Floor	150.96	1,625
First Floor	120.30	1,295
Second Floor	120.30	1,295
TOTAL	391.56	4,215

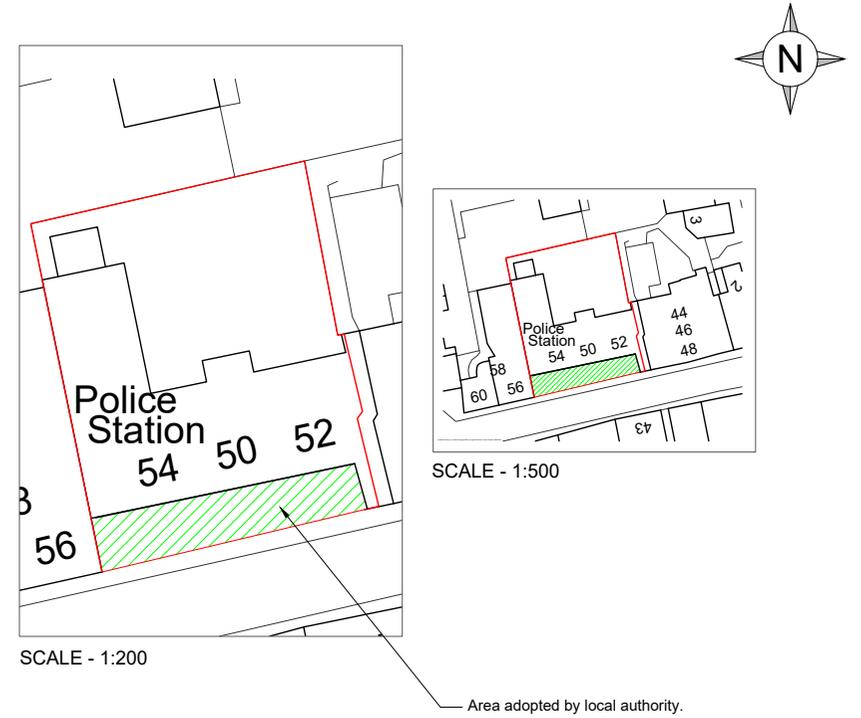
The above areas, which have been calculated from on site measurements have been calculated on a Gross Internal area in line with the RICS Property Measurement Professional Statement (2nd Edition) and the RICS Code of Measuring Practice (6th Edition).

FLOOR PLANS



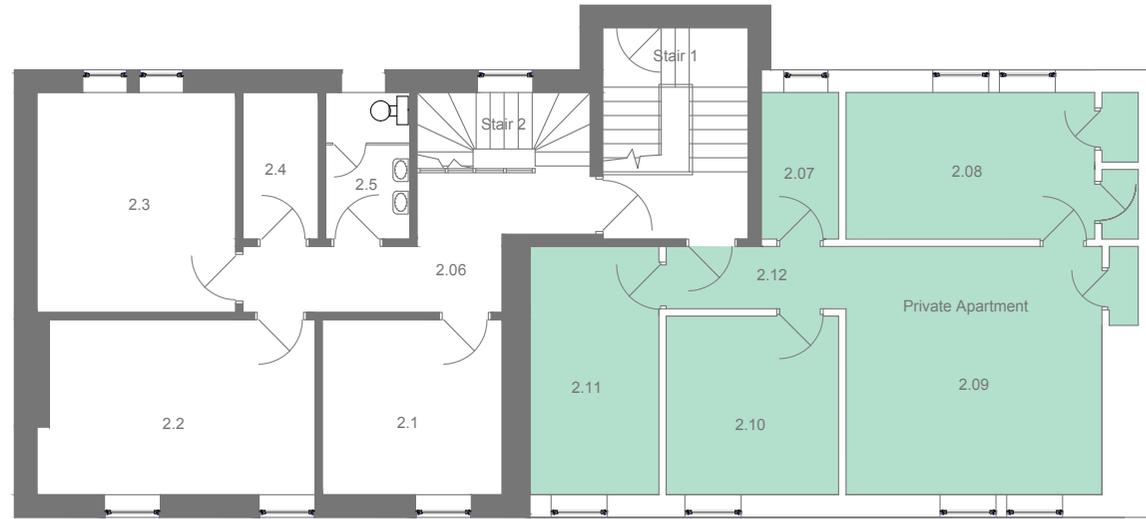
GROUND FLOOR

INDICATIVE TITLE PLAN

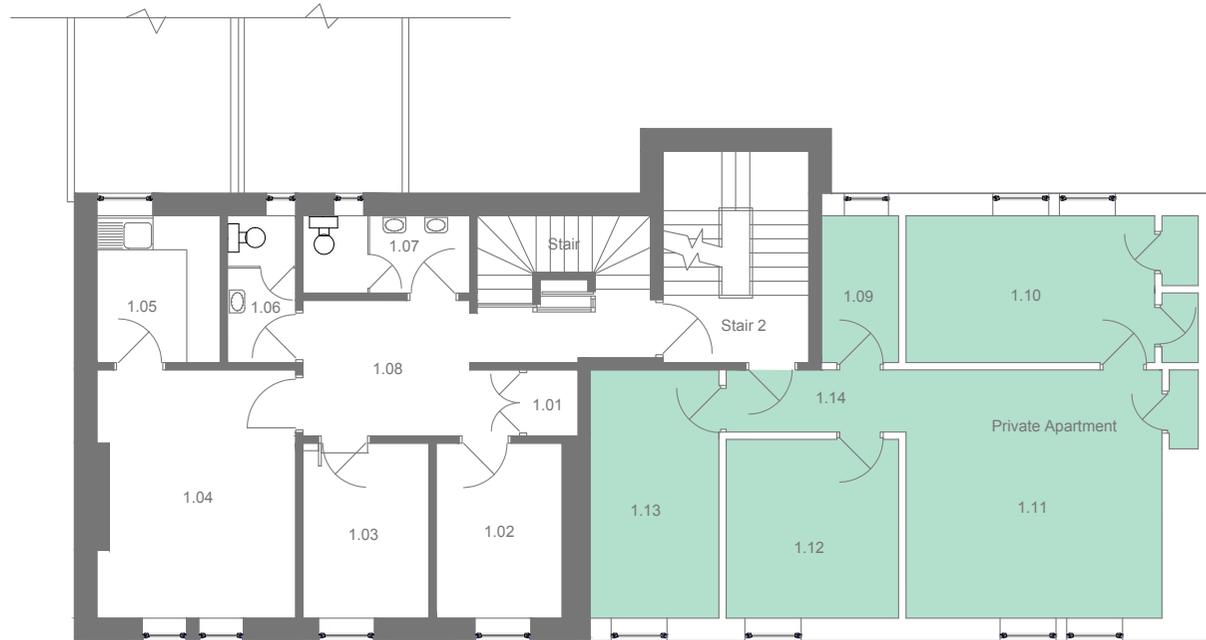


FLOOR PLANS

SECOND FLOOR



FIRST FLOOR



PRICE

The Heritable Interest (Scottish equivalent of English Freehold) is being marketed for sale, inviting offers over £850,000.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £11,500, which will allow for 100% rates relief subject to the purchaser's 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.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VAT

We understand the property is not elected for VAT.

COUNCIL TAX

The Council Tax bands for flats (50A & 50B High Street) are C.

VIEWINGS

Viewing are strictly by appointment only via Shepherd Chartered Surveyors or BNP.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction. The incoming purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

PLANNING

The subjects have most recently been used as a police station. Accordingly, we have assumed that the subjects will benefit from sui generis consent, in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property has potential for a variety of uses, subject to obtaining the necessary planning consents via East Lothian Council.

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.

FEBRUARY 2026

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