

TO LET/FOR SALE

LARGE RETAIL UNIT WITH DEDICATED PARKING



**HADDINGTON ROAD
TRANENT, EH33 1DZ**

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PROPERTY SUMMARY

- Large former foodstore extending to approx. 11,400sq. ft (1,059sq. m).
- Extremely prominent roadside location on Haddington Road (A199) and close to the A1 arterial route.
- Situated on a generously sized site providing ample customer car parking and excellent servicing.
- Located immediately adjacent to a popular Aldi store.
- Available subject to vacant possession.



LOCATION

Tranent is a popular town in East Lothian with a population currently estimated at approx. 12,000 residents. It is situated 12 miles east of Edinburgh and near the busy A1 arterial route. With its excellent transport links, the town is a favoured commuter location. The nearby A1 provides links into the national road network, there are regular bus services to and from the town and the nearest train station is less than 2 miles away in Prestonpans.

The subject property occupies an extremely prominent roadside location on Haddington Road (A199) at the edge of the town centre. The property is immediately adjacent to a popular Aldi store and the surrounding area comprises a mix of both residential and other commercial occupiers.

The town and surrounding areas have seen substantial and ongoing residential development in recent times and as a result the population is set to expand in the years to come.



DESCRIPTION

The property comprises a single storey former foodstore which is currently occupied by The Original Factory Shop. It sits on a good sized and very prominent roadside site offering excellent signage opportunities. The site in front of the store provides plentiful customer parking and there is a separate loading bay providing direct access to the rear of the store for larger delivery vehicles.

The store has a regular layout and provides an excellent open-plan sales floor. Separate from the sales floor there is ample storage, staff and toilet facilities.

We estimate that the property extends to approximately **11,400sq. ft (1,059sq. m)**.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £47,600 (with effect from 1st April 2026).

Uniform Business Rate (2025/2026) £0.498.

TENANCY

The property is currently let to The Original Factory Shop however our client anticipates securing vacant possession and the unit is offered subject to securing this.



PLANNING

The property has been used for retail purposes however, may also be suitable for alternative uses subject to planning. Interested parties are advised to make their own enquiries in this regard.

PROPOSAL

Our clients will consider offers either to let the property or sell it. For further details on rent and pricing, please contact the joint agents.

EPC

A copy of the EPC for the property can be provided on request.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint agents:

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ANTI-MONEY LAUNDERING REGULATIONS

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the Regulations.

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.
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