

# DM HALL

## For Sale

**Class 1A Premises**



**3 Main Street,  
Gifford,  
East Lothian,  
EH41 4QH**

**21.11 SQ M  
227 SQ FT**



# Property Details

- Situated on a prominent position on Main street, Gifford
- Located in an attractive East Lothian town popular with outdoor pursuits
- Suitable for a variety of Class 1A uses
- Offers over £45,000 (exclusive of VAT)

## LOCATION:

3 Main Street is situated in the heart of Gifford, a picturesque East Lothian village known for its charming setting and strong local community. Positioned on Main Street, the property benefits from a central location with good visibility and passing foot traffic.

Gifford is well-connected, lying approximately 4 miles south of Haddington and 22 miles east of Edinburgh, making it accessible for both local and regional visitors. The village offers a range of amenities, including independent shops, cafés, a hotel and a popular golf course, attracting both residents and tourists.

## DESCRIPTION:

The subjects comprise a compact class 1A retail unit, contained as part of a traditional stone built, 2 storey building, surmounted by a pitched and slate roof. The unit benefits from a traditional shopfront with a large display window, which provides natural light and offers good visibility into the premises.

Internally, the space is open plan, offering flexibility for a variety of retail or office uses. The premise is configured to have a shop floor to the front with a changing cubicle and small office to the rear.



# Property Details

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis as follows:

| FLOOR  | SQ M  | SQ FT |
|--------|-------|-------|
| Ground | 21.11 | 227   |

## SERVICES:

We understand that the property benefits from electrical services.

## SALE TERMS:

Our client is seeking offers over £45,000 for the outright purchase of their heritable interest in the subjects.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £2,300 per annum.

It Should be noted, that under the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

## PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling agents.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred any this transaction.

DM HALL



Regulated by  
RICS



## VAT:

All prices quoted are exclusive of VAT which may is not chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents.

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

# Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors