VAT FREE INVESTMENT FOR SALE

CLASS 1A RETAIL PREMISES

- Located within the heart of Tranent
- Inviting offers over £175,000
- Attractive Net Initial Yield of 10.09%
- Passing rent of £18,000 per annum
- Premises extend to 120.29 sqm (1,295 sqft)
- Extremely high levels of vehicular and pedestrian passing trade
- Rarely available investment opportunity in busting town of Tranent

Virtual Tour



82 HIGH STREET, TRANENT, EH33 1HH

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Location

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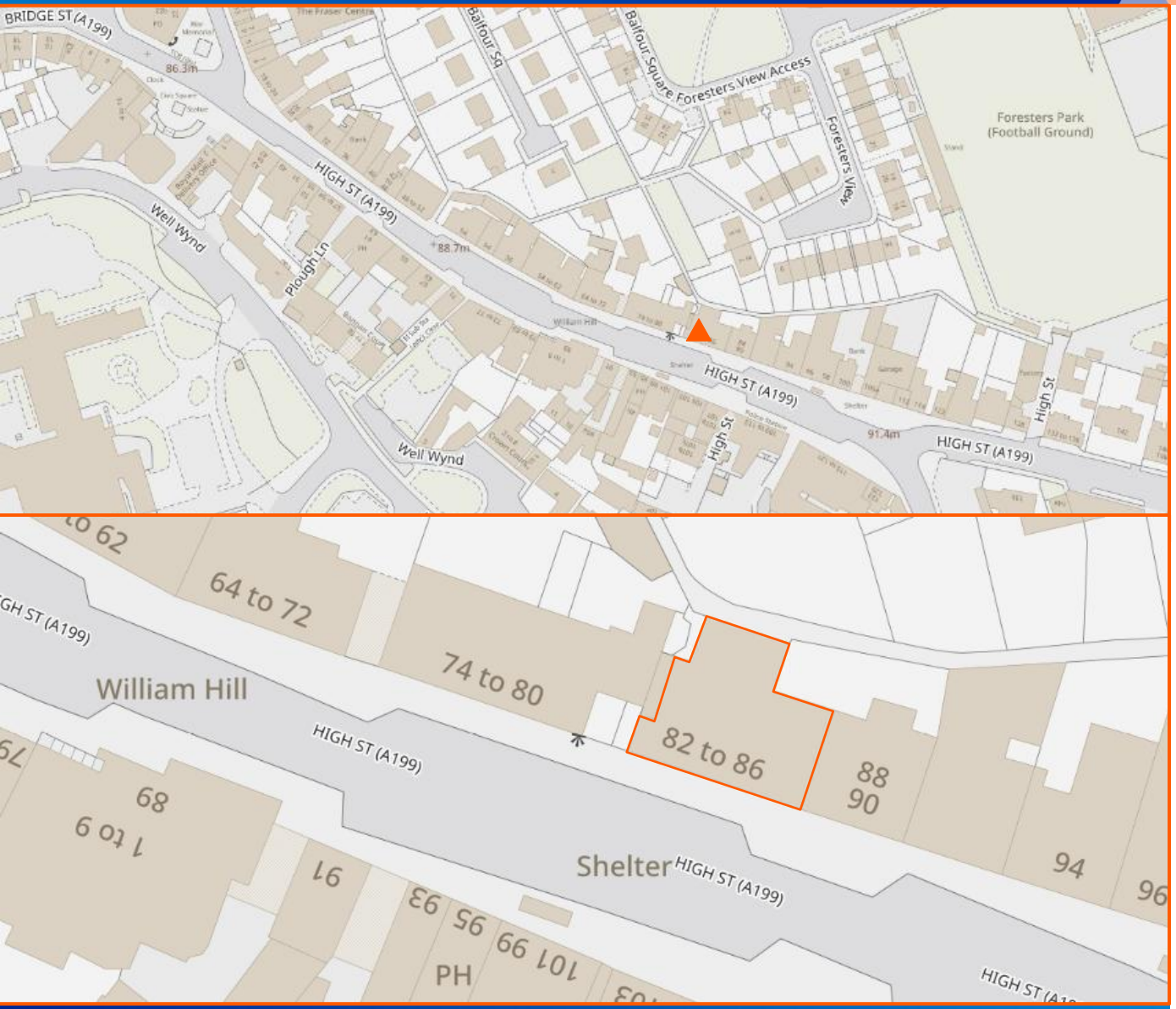

Location

Tranent is an established East Lothian town strategically positioned approximately 12 miles east of Edinburgh, with excellent connectivity to the capital and the wider East Lothian area. The town benefits from its proximity to the A1 dual carriageway, providing a key arterial route for traffic travelling between East Lothian and Edinburgh.

The subjects occupy a prominent position on the south side of Tranent High Street, forming part of a well-established secondary retail parade. The High Street incorporates the A199, the principal vehicular route through the town, providing excellent visibility and exposure to passing traffic.

The High Street is well represented by a strong mix of recognised national occupiers and established local businesses, including Greggs, Dears Pharmacy, & Asda. The town benefits from excellent public transport connectivity, with numerous Lothian Buses services providing regular links to Edinburgh and surrounding East Lothian locations.

Rare Investment Opportunity in East Lothian town of Tranent

What 3 Words

Description









Description

The subjects comprise a double Class 1A retail premises, currently combined and arranged over the ground floor of a traditional two-storey, end-terraced stone-built property. Internally, the accommodation provides a bright and well-proportioned retail area together with a dedicated tea preparation and staff area, WC facilities and ancillary storage accommodation to the rear.

The subjects benefit from two prominent glazed frontages, providing excellent levels of natural light and strong opportunities for branding. The combined frontage creates a strong High Street presence, with excellent visibility to both pedestrian and vehicular passing traffic.

An additional feature of the property is the potential to create two separate retail units, subject to obtaining any necessary consents. This provides potential future flexibility for an investor, enhancing the overall appeal of the asset.

Accommodation

Description	m^2	ft^2
Gound Floor	120.29	1,295
Total	**120.29**	**1,295**

The above floor areas have been provided on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.

The Detail

Price

Offers over £175,000 are invited for the freehold interest which results in an NIY of 10.09%, assuming purchaser's costs of 1.89%.

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of £14,400, which results in rates payable of £4,155.84

Please note that 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 VAT elected.

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.

FRI LEASE	
Tenant	East Coast Carpets (Tranent) Limited
Rent per annum	£18,000 per annum
Lease expiry	16th May 2029
Tenant break option	None remaining
Rent review	None remaining

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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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. **November 2026**

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