

**COMMUNITY HOUSING AND
PROPERTY MANAGEMENT (ESTATES)**

For Lease



**Former Health Clinic/Shop Premises
(508 sq ft or thereby)**

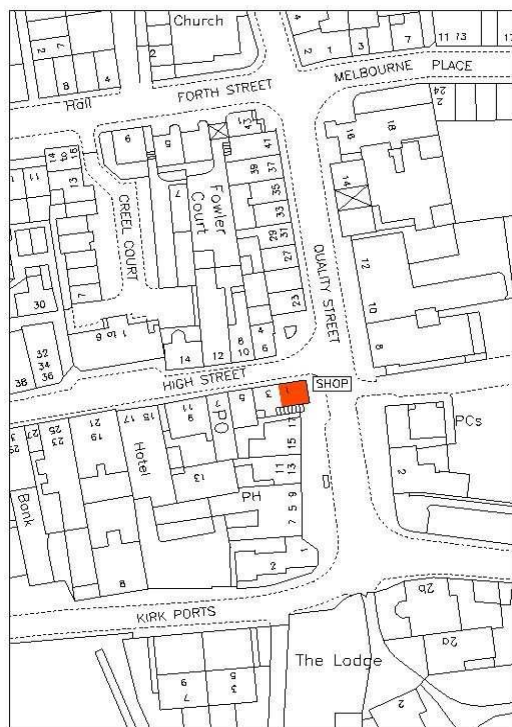
**5 Fa'side Buildings
Wallyford**

Offers over £3,000 per annum

SITUATION

Fa'side Buildings is located within a housing estate on the north side of Fa'side Avenue North and 80 metres from the junction with Salter's Road. the main road passing through Wallyford.

LOCATION PLAN



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DESCRIPTION

The property is situated on the ground floor of a two-storey block in a small terrace with the local library adjacent, a convenience store at the other end of the block and with residential properties on the first floor.

The property is double fronted with an arcaded door entrance with timber-framed windows on either side. There is a security gate and grilles on both windows.

Internally the accommodation is divided by stud partitions (all sizes are approximate)

Reception/Waiting area	221 ft ²
Room 1 (first floor)	123 ft ²
Rear Hallway	75 ft ²
Room 2 (Rear)	61 ft ²
Kitchen (sss)	28 ft ²
+wc compartment off	

DESCRIPTION (cont.)

There is electric wall panel heating throughout and Rooms 1 and 2 have wash hand basins with electric hot water heaters.

FUTURE USE

This property has Class 2 use as a former NHS clinic and would suit similar or office type use although the Use Classes Order permits change to class 1. Anyone wishing to change the use outwith classes 1 or 2 must consult East Lothian Councils Planning Dept and submit details of their proposed use and alterations along with their offer.

RATING ASSESSMENT: The rateable value of the subjects is £1,950 per annum.

VIEWING

By prior arrangement with Estates Section of Community Housing and Property Management. Tel 01620 827511.

LEASING ARRANGEMENTS

The premises are available on "easy in/easy out" terms. The Landlord maintains the property in a wind and watertight condition with the tenant being responsible for all other repairs and maintenance and the replacement of glass.

No gas or electrical works will be undertaken by the Tenant under any circumstances without the Council's prior consent.

Parties who are interested in taking a lease of the premises should request an "Application to Lease" form following viewing and this should be completed and returned to the address given on the form.

Only those who have returned a completed Application to Lease form will be notified of the closing date.

If you wish to discuss any of the details of these particulars please contact Community Housing & Property Management, Estates Section per Brian Carr, Estates Surveyor (Tel 01620 827511)
For further local information, please visit our website www.eastlothian.gov.uk

(BC 12-12-2008)