


SHOP TO LET

91-93 High Street, Musselburgh, East Lothian, EH21 7DA



 **RENT** £60,000 PA / £5 PSF

 **SIZE** 12736 Sq Ft / 1,183.2 SQM

 **FLOOR(S)** Ground & 1st Floor

 **AVAILABLE** Immediately



CONTACT

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- Double shop frontage
- Full height glazed frontage
- Open plan layout
- Staff breakout/kitchen
- Rear access
- LED lighting
- Rear service yard
- Available immediately

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LOCATION

The property is located in Musselburgh, a popular market town approximately 5 miles east of Edinburgh city centre, with a residential population of around 25,000. Positioned prominently on the north side of the High Street, the premises sit within a busy retail area surrounded by a mix of national and independent occupiers, including Barnardo's, Greggs, Costa, Pizza Hut, Holland & Barrett, Specsavers, and Boots.

DESCRIPTION

The property comprises a substantial retail unit arranged over ground and first floors beneath a flat felt roof. It benefits from a full-height glazed frontage onto the High Street, providing excellent visibility. The ground floor offers an open-plan sales area with ancillary stockroom and service space, while the first floor accommodates staff facilities, offices, and toilets. To the rear, a dedicated service yard is accessible from Millhill.

TRANSPORT LINKS

AMENITIES

- A1 Use
- Good Natural Light
- Kitchenette
- Yard Space

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

VAT

This property is subject to VAT.

EPC

B (26 - 50)

33 : This property

These details were updated on 11/09/2025

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