

Musselburgh Arms Hotel (*former*)

49 High Street, Musselburgh, East Lothian, Scotland, EH21 7AB.



- . Substantial stone built former town hotel with development potential
- . Good location within the East Lothian town of Musselburgh
- . Positioned close to Musselburgh Racecourse & Loretto Boarding School
- . Tremendous potential to development into 18 -20 bedroom hotel or residential flats
- . Suitable for food or retail outlet
- . Suit established hotelier or developer

Freehold
£249,995

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Boasting a central location within the East Lothian commuter town of Musselburgh, number 49 High Street is a 3 storey mid terrace stone built property that is positioned on the north side of the High street a short walk from the main retailing area of the town. Formally trading as the Musselburgh Arms Hotel, the property which now lies empty offers a tremendous development opportunity for an established hotelier to redevelop the property as a good quality traditional town hotel. Our clients who have had drawings put together have suggested that after development the hotel could offer 18-20 good size en-suite bedrooms with baths, dining room, bar/ café, managers flat plus a rear court yard. Potential exists to increase the number of bedrooms depending on size and layout of each. We understand that the town of Musselburgh with its popular racecourse, private school, retail district and with its close proximity to Edinburgh, the area has a growing demand for good hotel bedrooms. Another potential area to increase value of the property would be to redevelop the unit into residential flats. Permission had previously been sought to change the use of the property from a public house to 7 residential flats with retail/ café premises on the ground floor. This is an area that potential developers could consider further. The property now becomes available for sale due to our clients other business commitments.

The Property.

The property is a 3 storey, attic and basement mid terrace stone built premises pointed and painted externally under a pitched and slated roof. The subject has an extensive 3 storey rear extension which is a mixture of stone & brick construction also under a pitched and slated roof. There is also a further single storey extension of stone construction pointed externally under a flat felt roof. Internally the property which requires full redevelopment consists of the following: bar area with ladies and gents W.C., function room, 12 bedrooms, kitchen facilities, cellar and outside rear court yard area.

Price.

An asking price of £249,995 is invited for the freehold property.

Viewing.

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre Edinburgh office **0131 535 1131**

Offers All offers should be submitted directly to Scottish Business Centre.



Disclaimer: Whilst Scottish Business Centre endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.