

TO LET

EAST LOTHIAN RETAIL PARK | DUNBAR EH42 1LE



PLAY VIDEO

A MIX OF RETAIL, LEISURE AND DRIVE-THRU OPPORTUNITIES
IN A HIGHLY PROMINENT LOCATION ADJACENT TO THE A1

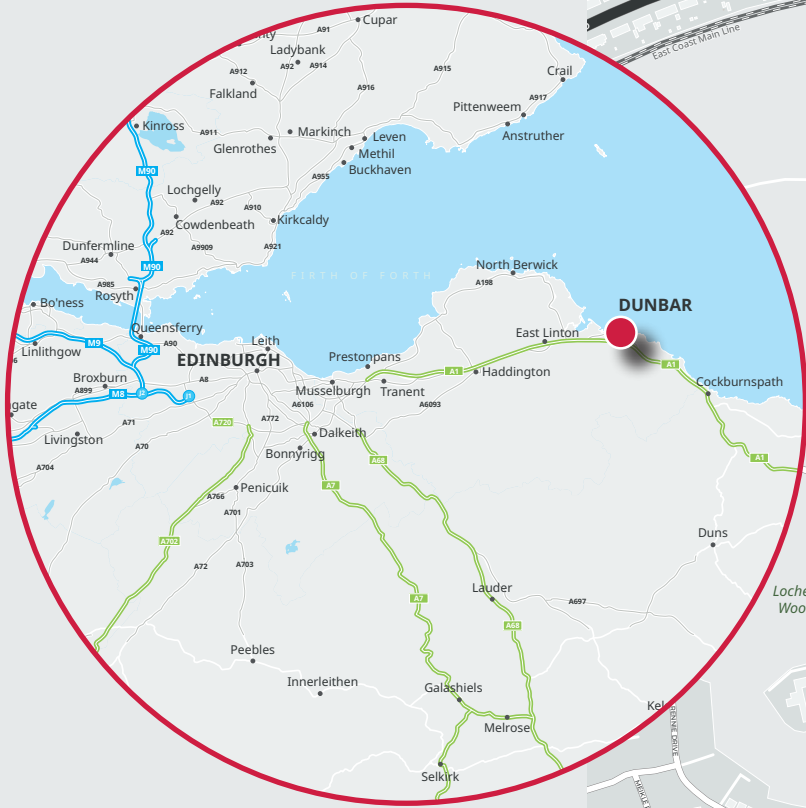
 EAST OAKWOOD
DEVELOPMENTS

LOCATION

East Lothian Retail Park forms part of a larger development site strategically located adjacent to the Spott Roundabout with the A1, which provides the principal access from the A1 to Dunbar.

The subjects are located immediately adjacent to a McDonalds, Marstons' pub and restaurant, Dunbar Garden Centre and a large Asda food store, which provides the principal supermarket offer for Dunbar and its wider catchment.

The A1 at the Spott Roundabout sees approximately 25,000 vehicle journeys per day and therefore the subjects will provide an excellent opportunity to capture trade from not only within Dunbar, but from the significant flow of passing traffic on the A1.



TRAVEL DISTANCES AND TIMES

PLACE	DISTANCE (BY CAR)	TIME
Dunbar Town Centre	1.2 miles	4 mins
Edinburgh	29 miles	42 mins
Berwick Upon Tweed	28 miles	34 mins
Glasgow	75 miles	1 hr 18 mins
Newcastle	92 miles	1 hr 42 mins

DESCRIPTION

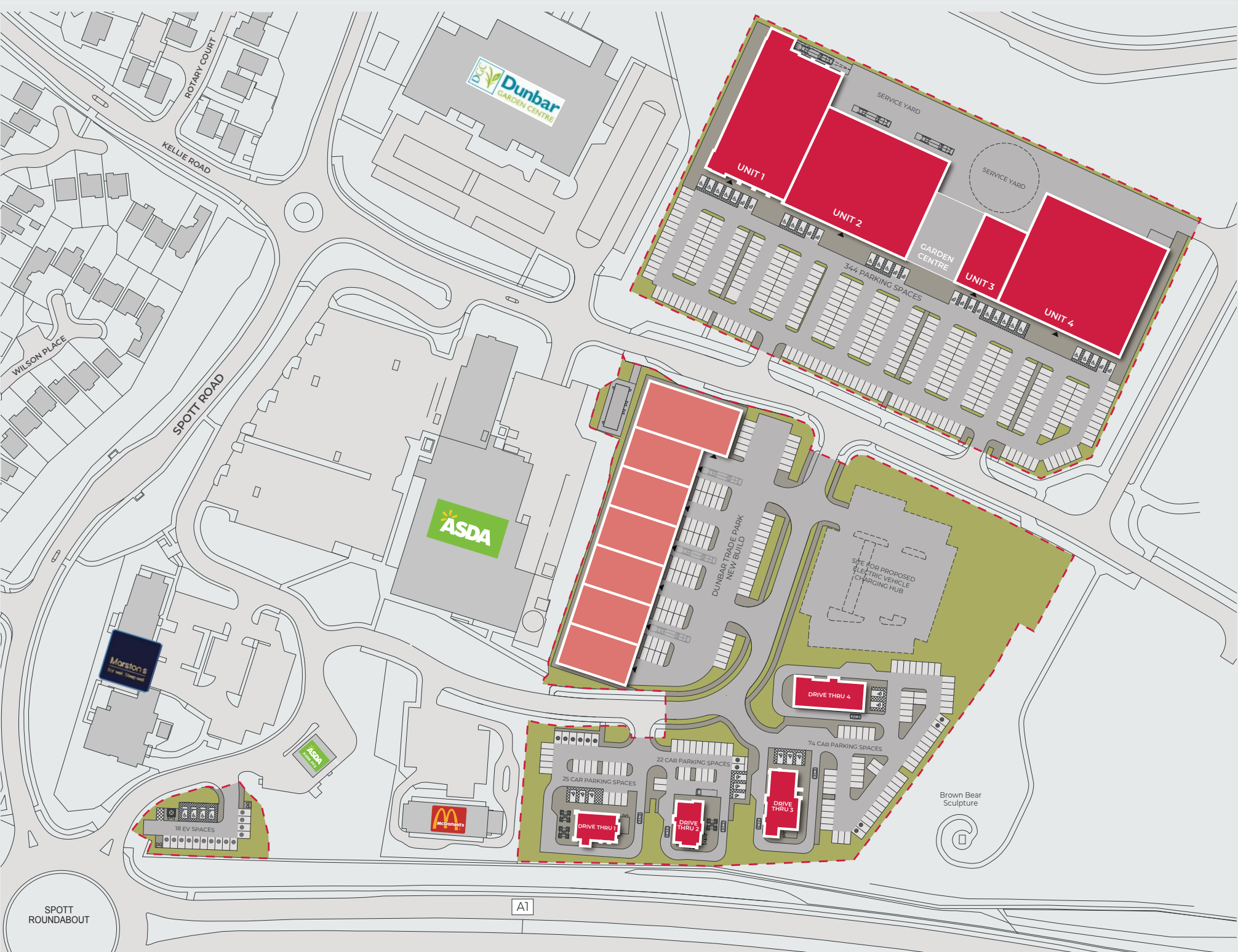
The subjects form part of a wider proposed development incorporating retail, leisure, drive-thru, trade counter and industrial uses.

It is envisaged that the retail, leisure and drive-thru uses will be located immediately adjacent to the existing Asda food store, which provides the retail focus within Dunbar.

Various opportunities exist across a range of unit and site sizes and further information can be provided on request.

ACCOMMODATION

UNIT	SIZE (SQ FT)	SIZE (SQ M)
1	20,000	1,858
2	22,000	2,044
3	5,000	465
4	21,500	1,997
DRIVE THRU 1	1,800	167
DRIVE THRU 2	1,800	167
DRIVE THRU 3	2,750	255
DRIVE THRU 4	2,450	228
TOTAL GFA	77,300	7,181



EAST LOTHIAN RETAIL PARK | DUNBAR EH42 1LE

OPPORTUNITIES

A range of opportunities exist for retail, leisure and drive-thru uses. For further information, please contact the joint marketing agents.

RENT

On application.

RATES

Further information can be provided upon request.

LEASE TERMS

Our clients are seeking new FRI lease for a minimum of 10 years.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

CONTACT

Please contact the joint letting agents:

Coates & Co
Property Consultants and Chartered Surveyors

www.coatesandco.net

Alasdair Coates

alasdair@coatesandco.net

Mob: 07887 781 298

Mark Dawson

mark@coatesandco.net

Mob: 07826 916 559

www.coatesandco.net



PLAY VIDEO



Notice:

Coates & Co 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 intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and 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 and are advised to do so; (iii) no person in the employment of Coates & Co has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

Date of publication: July 2025