



## THE DASHER

Hawthorn Road, Prestonpans, EH32 9QW

FREEHOLD: £280,000 | REF: 5255055

## KEY HIGHLIGHTS

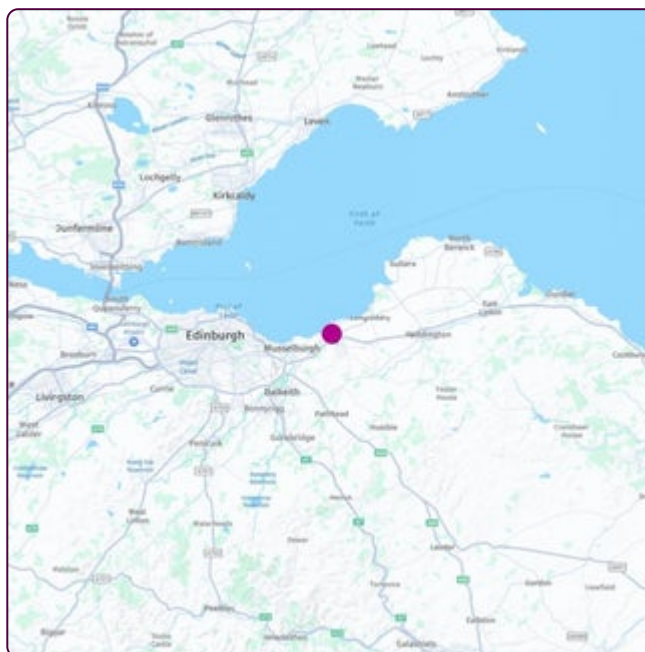
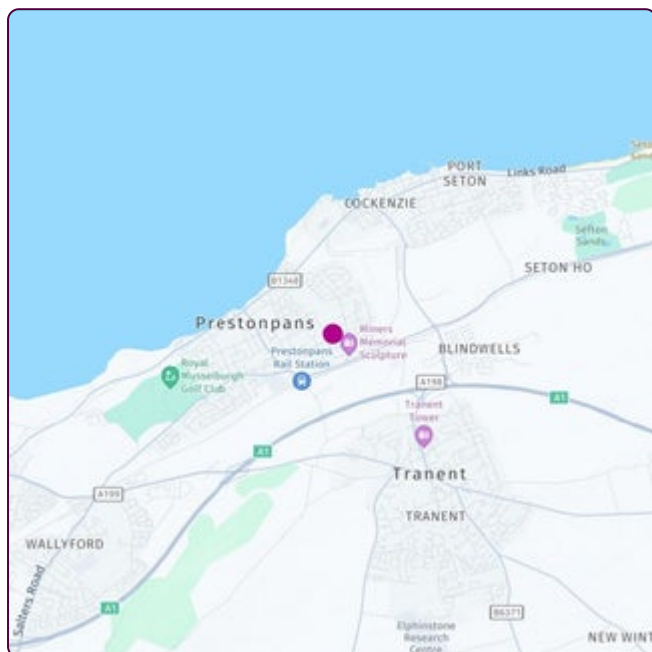
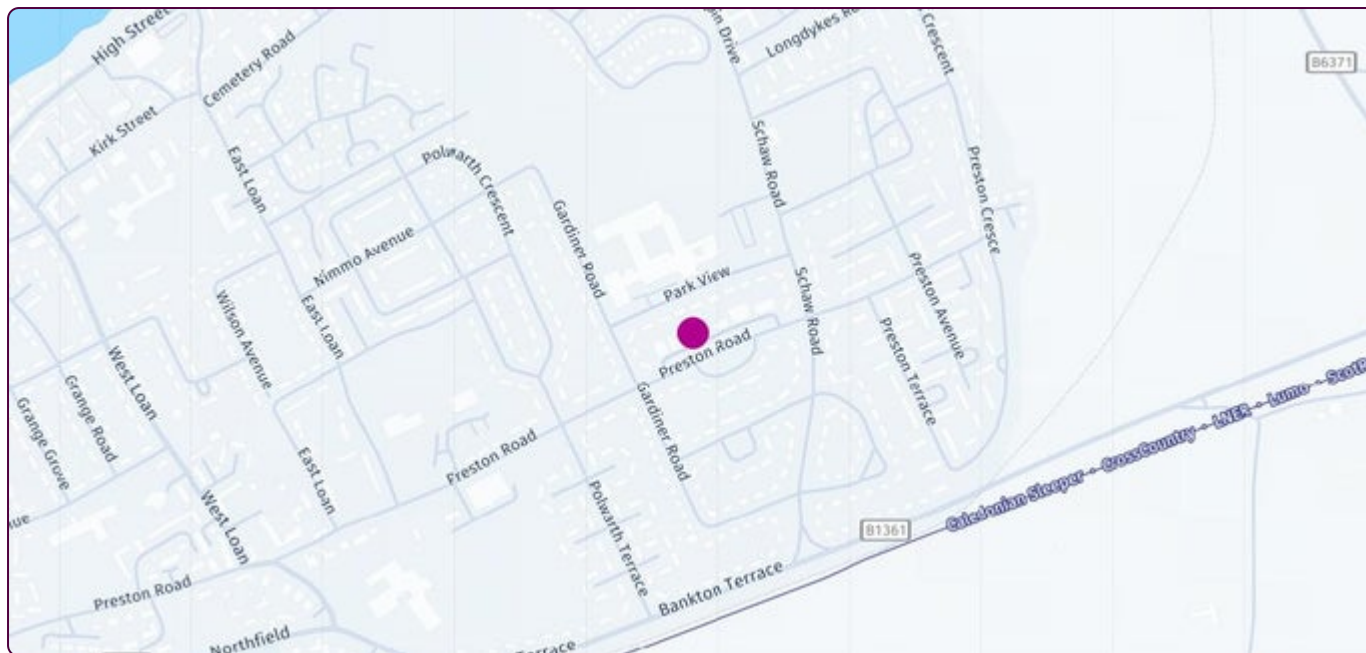
- Prime Community Location
- High Annual Barrelage
- Turnkey Opportunity
- Beer Garden / Commercial Kitchen
- Opportunity to Extend Food Offering
- EPC Rating E

## DESCRIPTION

The Dasher is a well established community focused licensed premises situated in the coastal town of Prestonpans, East Lothian. The property operates as a traditional public house serving a loyal and consistent local customer base, and presents as a straightforward well proportioned business with a proven trading history.

Offered on a freehold basis, the pub provides an excellent opportunity for owner occupation or investment at an accessible price point, with scope to enhance trade through further development.





## LOCATION

The Dasher is situated on Hawthorn Road within a well established residential area of Prestonpans, a popular coastal town in East Lothian approximately eight miles east of Edinburgh. The town benefits from excellent transport links, including a local railway station providing regular services into Edinburgh City Centre in under 20 minutes, as well as convenient access to the A1, making it an attractive commuter location.

Prestonpans forms part of the wider East Lothian region, one of Scotland's most desirable coastal areas known for its growing population, attractive seaside towns and strong local economy. Nearby settlements such as Musselburgh, Tranent, Port Seton and Cockenzie all contribute to a broader catchment, offering additional customer reach beyond the immediate vicinity. The area benefits from a mix of residential expansion, tourism and local employment, further supporting year-round trade.

The property itself is positioned within a neighbourhood retail parade, surrounded by housing and local amenities, reinforcing its role as a convenient and accessible community venue. The combination of strong local density, proximity to Edinburgh, and wider East Lothian affluence makes this a highly sustainable trading location with long-term potential.

## THE OPPORTUNITY

The business currently trades as a wet led public house, supplemented by a basic food offer, and enjoys a loyal local following.

There is clear potential for a new operator to build on this foundation by expanding the food provision, introducing themed events or repositioning the business to attract a broader customer base. Given its strong residential catchment and accessible layout, the property is well suited to hands-on operators seeking to grow turnover through relatively straightforward enhancements.

## INTERNAL DETAILS

Internally, The Dasher is arranged over ground floor level and features an open plan trading space centred around a main bar servery. The layout offers a comfortable and flexible environment, with a combination of fixed perimeter seating and freestanding tables and chairs suited to both drinking and casual dining.

To the rear there is a compact catering area capable of supporting a simple food offering, along with customer WC facilities and ancillary storage. The overall feel is informal and welcoming, consistent with its strong community appeal.





## FIXTURES & FITTINGS

The property is being sold with the benefit of all existing fixtures and fittings included in the sale, personal belongings will be removed before the sale completes.

## STAFF

Staff will continue with the business under TUPE regulations.



## TRADING INFORMATION

Accounts will be made available to interested parties after a viewing of the business has taken place, proof of funding has been provided and a Non-Disclosure Agreement (NDA) has been signed.

## EXTERNAL DETAILS

To the rear of the property there is an external beer garden area which offers additional customer seating and enhances the overall trading capacity, particularly during the warmer months. This space provides further opportunity to develop outdoor trading and events, adding to the appeal of the business.

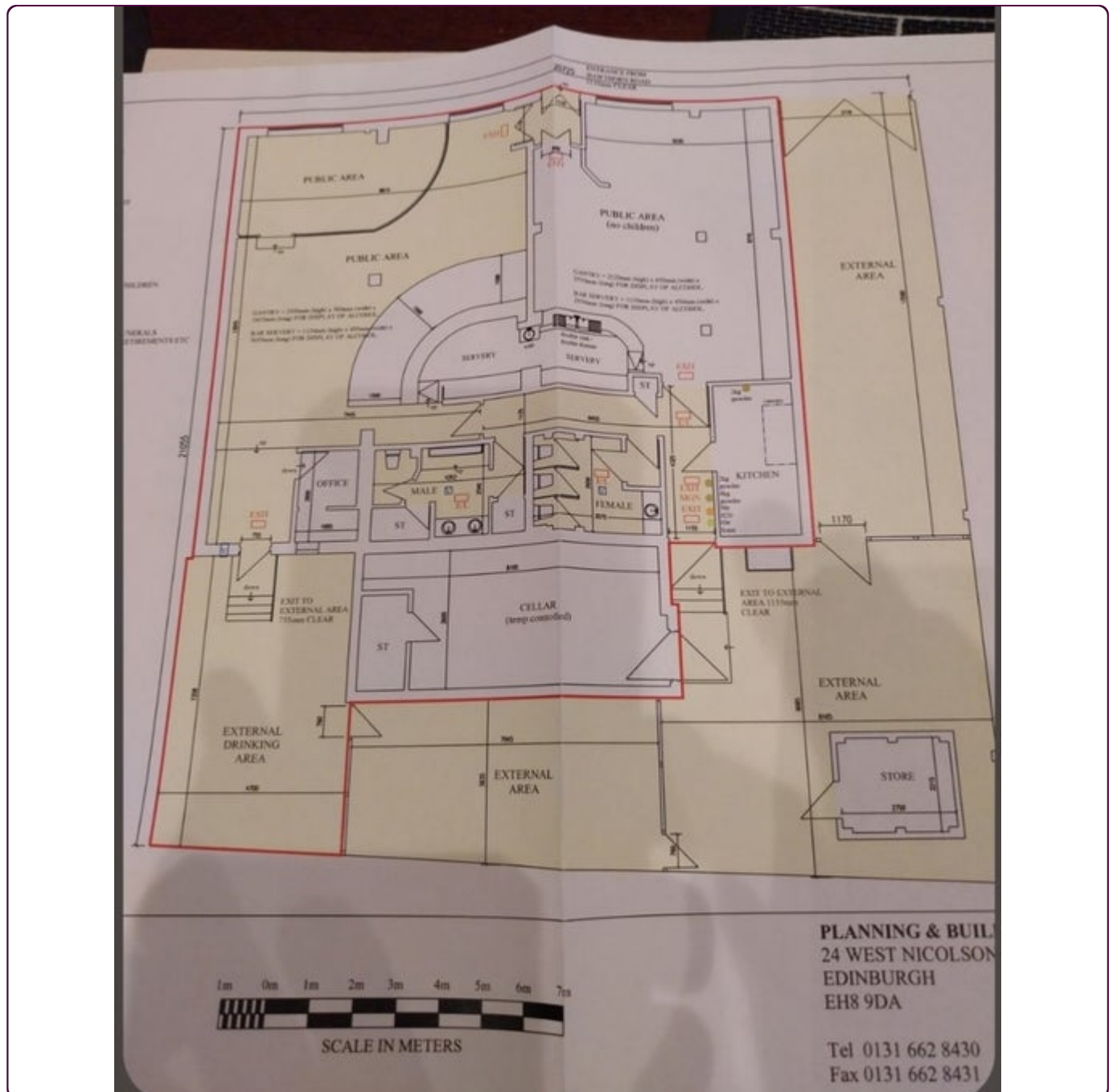
## REGULATORY

Premise Licence

## BUSINESS RATES

The Rateable Value as of 1 April 2026 is £21,000

Confirmation of actual rates payable can be obtained from the local Authority.



## DEBT & INSURANCE ADVISORY

### FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



**SIMON WATSON**

Senior Business Agent - Hospitality

T: +44 7754 559 534

E: [simon.watson@christie.com](mailto:simon.watson@christie.com)

#### CONDITIONS OF SALE

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

