

TO LET

5 Newmills Road
Dalkeith EH22 1DU

- ▶ Licensed Public House with external seating area and rear servicing provision
- ▶ Prominent town centre location next to Lidl
- ▶ Ground Floor 5,952 sq ft
- ▶ Suitable for a variety of uses (subject to planning)



LOCATION

The subject property is located in the commuter town of Dalkeith, which lies approximately 7 miles to the south of Edinburgh city centre. The town is easily reached from Edinburgh City Centre via the City of Edinburgh Bypass. Dalkeith has a population of approximately 14,500 persons and it serves an extensive catchment area including Eskbank, Lasswade, Bonnyrigg, Newtongrange and Gorebridge.

More precisely, the subjects are located on the A6106 Newmills Road linking Dalkeith High Street with the A68, which in turn provides direct access to the Edinburgh Bypass and the Scottish Borders region.

The property is situated at the north end of Newmills Road in the block bounded by Gibraltar Road and St Andrew Street, adjacent to **Lidl Supermarket** who have recently extended and refurbished their store. The surrounding area hosts a mix of local and national covenants.

ACCOMMODATION

The subjects comprise the ground floor of a traditional stone building under a pitched and slated roof. The layout consists of an open-plan layout, with kitchen facilities and WC areas. The unit extends to the following approximate gross internal floor areas:

GROUND	5,952 SQ FT	553 SQ M
FIRST	1,510 SQ FT	140 SQ M
TOTAL	7,462 SQ FT	693 SQ M

PLANNING

The property currently benefits from Public House consent. Subject to the usual Planning Consents and Change of Use this property has potential to entertain other uses. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

Subject to Vacant Possession, the property will be available on the basis of a new full repairing and insuring lease.

RENT

Rent on application.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£59,500**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate property rate of 51.1p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£30,405**.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

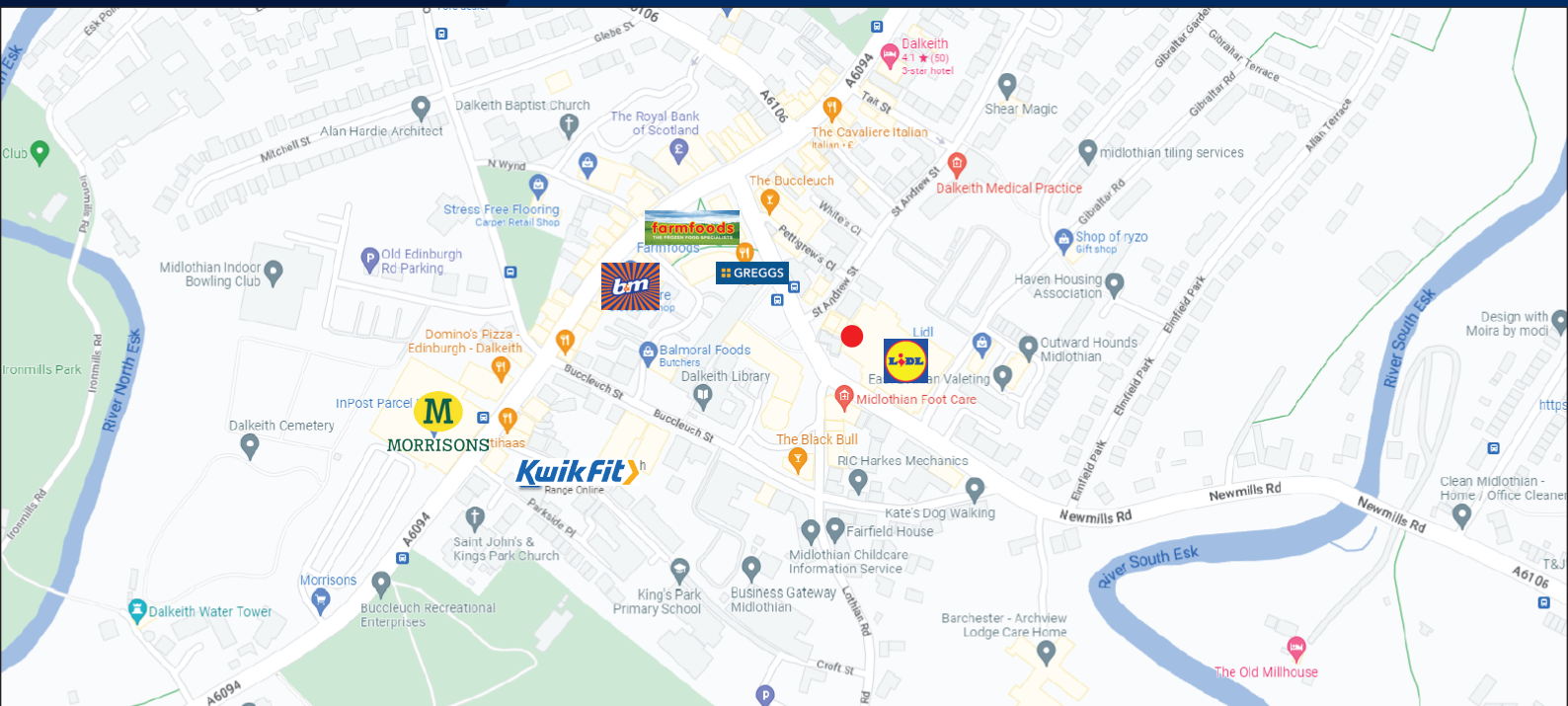
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

TO LET

5 Newmills Road
Dalkeith EH22 1DU



GET IN TOUCH



Simon Bashford

sbashford@eyco.co.uk
07799 891 273
0131 558 5118



Ruari Hobkirk

rhobkirk@eyco.co.uk
07507 689 448
0131 558 5123

RH/JH/DA336 - Date of publication: 18 May 2023

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.