



TO LET

41 High Street
Dalkeith EH22 1JB

- Prominent retail unit on the High Street
- Extends to a total NIA of 968 sq ft
- Quoting rent of £17,000 per annum
- Benefits from Small Business Rates Relief

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 specifically, the property is situated in a highly prominent position on the northwest side of the High Street near the junction with North Wynd and the Jarnac Court commercial hub.

There are a variety of national and local occupiers within the vicinity, notably: **Nationwide, Farmfoods, Superdrug, B&M, Boots, Your Move Estate Agents, Card Factory, Bank of Scotland** and **Royal Bank of Scotland**.

Accommodation

The subject property comprises an attractive ground floor and triple fronted glazed retail unit contained within a three-storey mid terrace under a pitched and slated roof.

Internally the subjects are laid out to provide a main sales area which is partly sub-divided to create a couple of consulting/treatment rooms at the rear. The accommodation on the first floor comprises stock space, tea prep and WCs and benefits from an existing air-conditioning system.

The unit extends to the following approximate net internal floor areas:

Ground Floor	547 sq ft	(50.8 sq m)
First Floor	421 sq ft	(39.1 sq m)
Total	968 sq ft	(89.9 sq m)

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

Rent

Offers of **£17,000 per annum** exclusive are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£12,200**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2022/23 of **£6,076**.

Energy Performance Certificate

A copy of the Full Report is 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 incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

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

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CHARTERED SURVEYORS

41 High Street, Dalkeith EH22 1JB



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