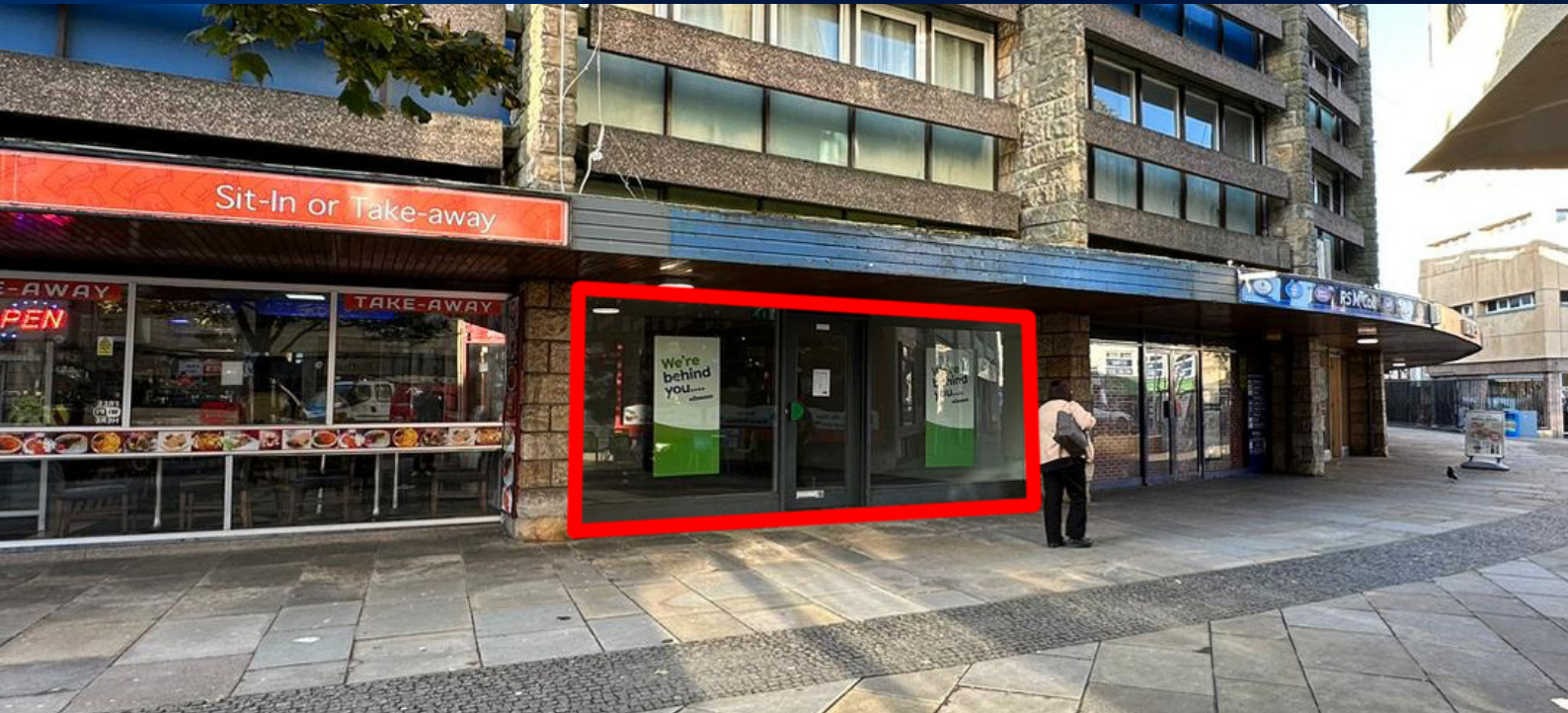


TO LET / FOR SALE

13 Jarnac Court
Dalkeith EH22 1HU

- ▶ Substantial levels of pedestrian traffic
- ▶ Benefits from Small Business Rates Relief
- ▶ Rental offers of £18,000 pa invited
- ▶ Sale offers of £200,000 invited



LOCATION

Dalkeith is located approximately 8 miles, southeast of Edinburgh's City Centre and has a population of approximately 12,000.

Dalkeith benefits from strong local amenities and transport links. With key train and bus routes passing through the town with great connections to Edinburgh and the borders.

The unit is within the Jarnac Court retail hub situated across from the High Street in the heart of the town centre. Nearby occupiers include **Greggs, British Heart Foundation, Farmfoods** and **RBS**.

ACCOMMODATION

The subject is an in-line retail unit situated within a parade of retail spaces arranged over the ground floor.

The approximate net internal floor areas are shown below:

GROUND FLOOR	988 SQ FT	91.79 SQ M
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PLANNING

The subjects currently benefits from Class 1A planning consent. Interested parties are advised to speak directly to the Local Planning Authority.

RENT

Offers of **£18,000 per annum** exclusive are invited.

PRICE

Offers of **£200,000** 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 2023 is **£14,500**. (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 2024/25 of **£7,221**.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

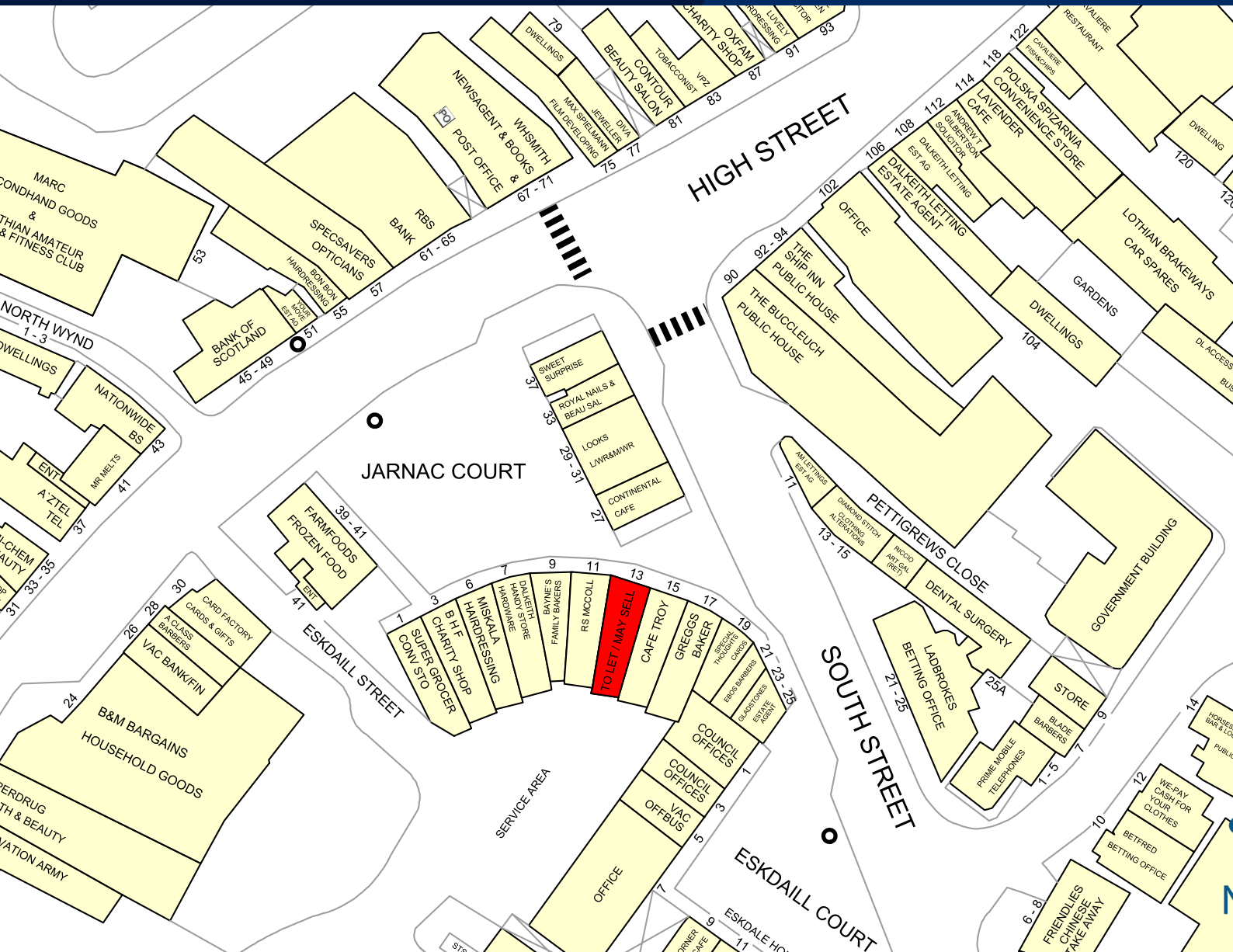
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

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

TO LET / FOR SALE

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RH/AG/DA339 - Date of publication: 16 April 2024

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