

TO LET

PROMINENT RETAIL UNIT

DALKEITH, 13 HIGH STREET EH22 1JB



- EXCELLENT TRADING POSITION ON HIGH STREET
- NEIGHBOURING OCCUPIERS INCLUDE BOOTS, B&M, SUPERDRUG, CANCER RESEARCH, SANTANDER BANK, FARMFOODS, SEMICHEM ETC

JH CAMPBELL
PROPERTY CONSULTANTS

**LAMBERT
INNES**

PROPERTY CONSULTANTS

LOCATION

Dalkeith is the principal town serving Midlothian, located approximately 8 miles south east of Edinburgh having a resident population of circa. 11,500 people. The town benefits from good road links and it's retail catchment includes the neighbouring towns of Newtongrange, Lasswade, Bonnyrigg, Gorebridge, Pathhead etc.

The premises occupy a prominent trading position on the west side of High Street close to it's junction with Buccleuch Street, with surrounding occupiers including, **Boots, B&M, Superdrug, Cancer Research, Santander Bank, Farmfoods, SemiChem** etc.

ACCOMMODATION

All arranged over ground floor including sales, rear staff/storage space and toilet facilities, providing the following approximate areas & dimensions:-

Gross Frontage	6.20 m	20'4"
Built Depth	15.68 m	51'5"
Ground Floor	94.57 sqm	1,018 sqft

LEASE/RENT

Available on the basis of a new full repairing & insuring lease. Rental offers in excess of £19,000 exclusive of VAT, are invited.

RATES

Rateable Value - £16,400 [01/04/2010]

USE

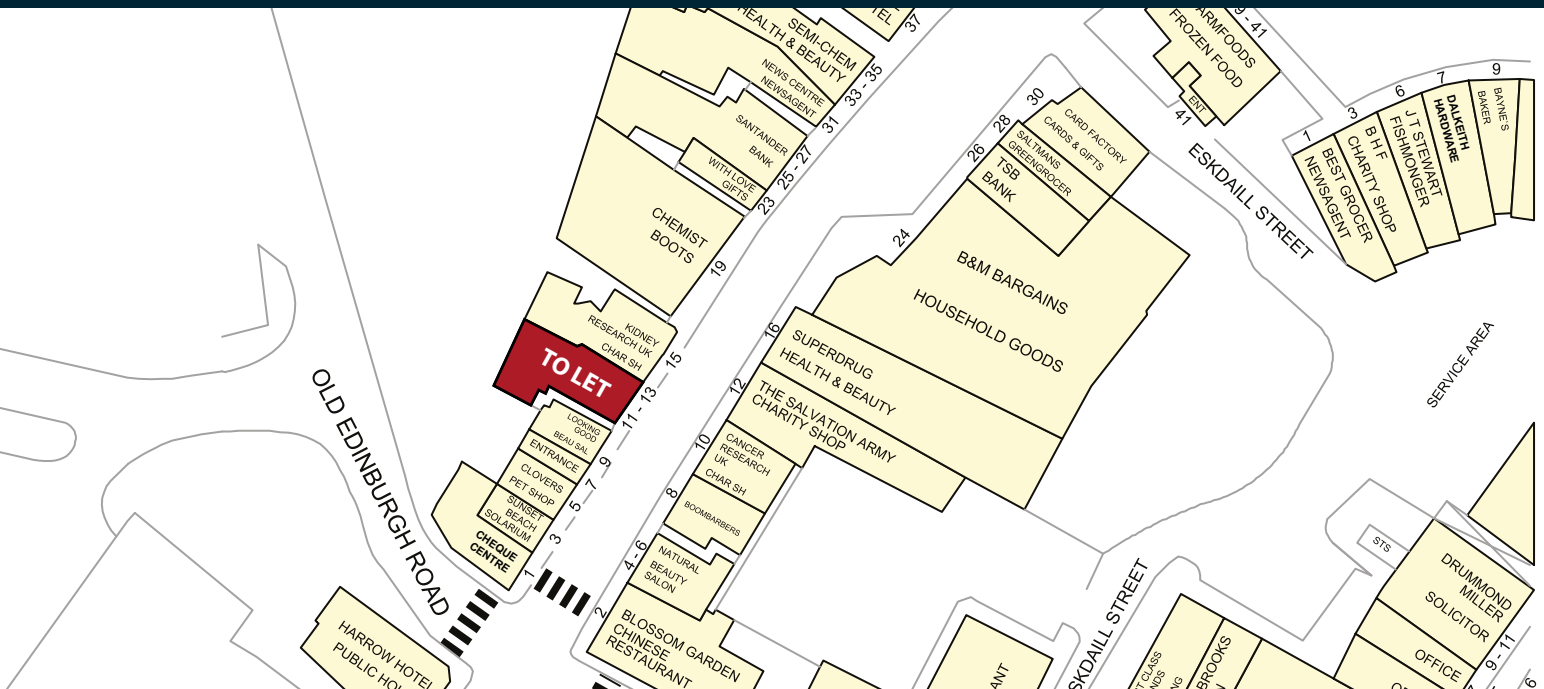
The subjects currently have Class 1 Retail Consent however may also be suitable for Class 2 Uses, subject to obtaining planning consent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F [Copy available on request]

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues & VAT applicable.



ENQUIRIES

Viewing & further information available by contacting the joint agents.



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