

# DM HALL

## To Let

CLASS 1A PREMISES



26 High Street,  
Dalkeith, EH22  
1HR

177.22 sq m  
(1,907.58 sq ft)

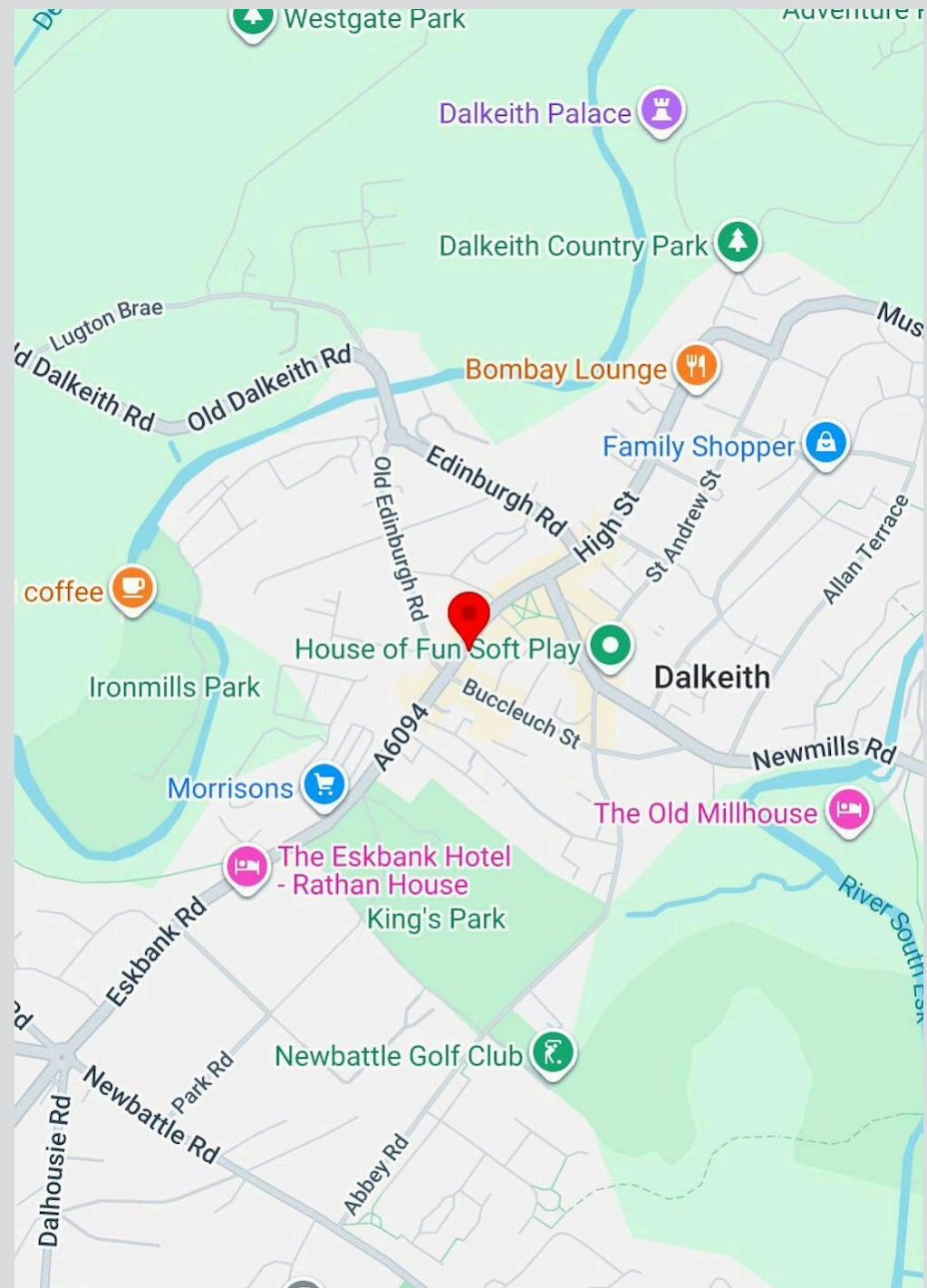
- Class 1A Premises available To Let
- Situated on excellent pitch within bustling Midlothian town of Dalkeith
- Benefits from a large, open plan sales area with storage, office space, staff and W/C compartments on first floor
- Full height and ample width display windows that afford excellent natural daylight
- Benefits from excellent levels of passing vehicular trade and pedestrian footfall
- Offers over £30,000 per annum (exc. of VAT)

## DESCRIPTION

The subjects comprise a ground and first floor mid-terraced class 1A premises of stone construction, surmounted by what we assume to be a flat roof with bituminous felt or similar type covering. The subjects benefit from a large aluminium framed display window, and are accessed through the right hand side via an aluminium and glazed pedestrian entrance door.

Internally at ground level, the subjects have been fully opened up to provide a large, open plan sales/retail area, with a small storage cupboard located to the right-hand rear corner of the ground floor. Flooring is noted to have a carpet tile overlay, the walls are primarily plastered and painted and the ceiling is of a false tiled finish that incorporates recessed light boxes.

The first floor is accessed via a stairwell to the rear of the property and comprises office space, staff accommodation, storage and 2 X W/C compartments. Similar to the ground floor, carpet tiles were present, walls were primarily plastered and painted and the ceiling has a false tiled finish that incorporates recessed light boxes.



## LOCATION

Dalkeith is situated within Midlothian, approximately 8 miles south east of Edinburgh's City Centre. The town itself is one of the largest settlements within Midlothian and benefits from an excellent range of local amenities, as well as substantial transport links to the wider towns within the area, as well as into Edinburgh's City Centre and beyond.

The property itself is situated on an extremely prominent position lying on the south east side of the High Street, just off the junction of Eskdale Street, and along from the main central commercial hub of Jarnac Court. Many local and national occupiers are located within the immediate surrounds to the premises including McDougall McQueen, B&M Bargain Stores, Boots, Nationwide, Bank of Scotland and The Card Factory. Morrisons Supermarket is a further two minutes walk to the South West.

## FLOOR AREA

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Area basis and is as follows:

Floor/Unit	Description	Size	sq ft	sq m
Ground	Sales and Retail	94.99 sq m	1,022.46	94.99
1st	Staff, Storage, W/C	82.82 sq m	891.47	82.82
<b>Total</b>			<b>1,913.93</b>	<b>177.81</b>

## LEASE TERMS

We are seeking offers over £30,000 per annum (exc. of VAT) on a new Full Repairing and Insuring lease agreement for a new term to be agreed.



## SERVICES

The subjects benefit from mains electricity, water and sewage.

## PROPOSALS

All proposals to lease should be sent directly to the sole selling agents, DM Hall Surveyors, on the below details.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## EPC

E

## VAT

Not applicable. We understand that VAT is not applicable.

## NON-DOMESTIC RATES

Rates Payable: £9,187.10 per annum

Rateable Value: £19,100

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

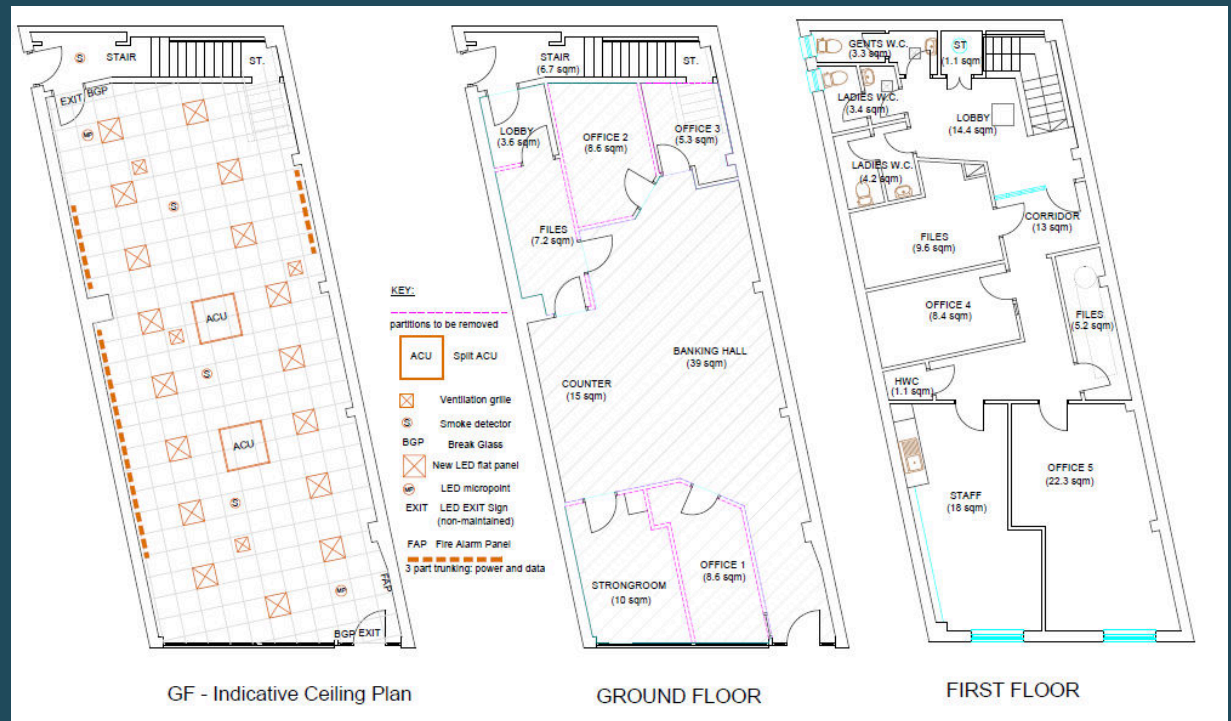
## ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

**DM HALL**



Regulated by  
**RICS**



## Make an enquiry

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