TOWN CENTRE CAR PARKING

- 8 CAR PARKING SPACES AVAILABLE
- £3,200 PER ANNUM (£400 PER SPACE PCM)
- ACCESSED VIA ESKDAILL STREET
- 100% RATES RELIEF FREE SUBJECT TO TENANT CIRCUMSTANCES
- RARE OPPORTUNITY FOR TOWN CENTRE
 PARKING
- > WITHIN WALKING DISTANCE OF DALKEITH HIGH STREET

TO LET

ESKDAILL STREET, DALKEITH, EH22 1LB

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 <u>www.shepherd.co.uk</u> Hannah Barnett, Hannah.barnett@shepherd.co.uk, 0131 225 1234 <u>www.shepherd.co.uk</u>



ESKDAILL STREET, DALKEITH, EH22 1LB

LOCATION

The subjects are situated within Eskdaill Street which stems off Dalkeith High Street, the town's main thoroughfare.

Located in the centre of Dalkeith, the parking spaces are in close proximity to the commercial and retail heart of the town centre.

The subjects are approximately 7 miles from Edinburgh's City Centre. The spaces are close to shops, local amenities and transport links with Eskbank train station being 1 mile from the subjects. The property offers great travel connectivity, with Eskdaill Street linking directly onto the A6094

DESCRIPTION

- 8 spaces available
- Accessed via Dalkeith High Street
- Potential to let separately
- Available immediately

LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a new lease term, £3,200 per annum (£400 per space per annum).

RATEABLE VALUE

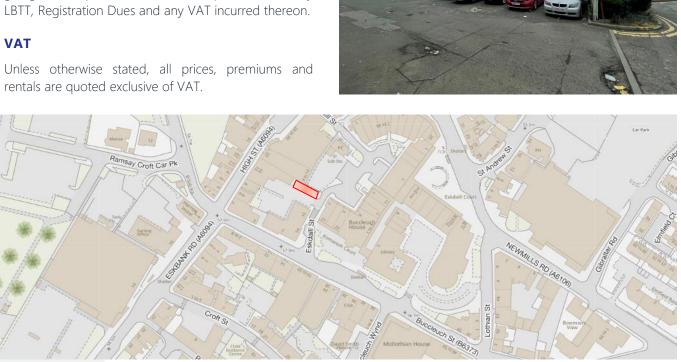
The subjects are entered in the current Valuation Roll at a rateable value of £200 per space, which will allow for 100% rates relief subject to tenant circumstance.

LEGAL COSTS

Each party will bear their own legal costs in the documentation of this transaction; however, the ingoing tenant/purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VAT

rentals are guoted exclusive of VAT.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessers, of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lesses, and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. JULY 2024