

TOWN CENTRE CAR PARKING

- > 8 CAR PARKING SPACES AVAILABLE
- > LOCATED IN THE HEART OF DALKEITH, MIDLOTHIAN
- > **£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
- > POTENTIAL TO LET TOGETHER OR SEPARATELY



TO LET

ESKDAILL STREET, DALKEITH, EH22 1LB

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LOCATION

The subjects are situated within Eskdail 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 Eskdail 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 incoming tenant/purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted 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

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