

## CLASS 1A PREMISES

- > LOCATED IN DALKEITH, MIDLOTHIAN
- > LARGE FRONTAGE FOR EXCEPTIONAL BRANDING OPPORTUNITY
- > OFFERS OVER £150,000
- > OFFERS OVER £15,000 PER ANNUM
- > PREMISES EXTENDS TO 81.28 SQM/ 875 SQFT
- > REFURBISHED TO EXTREMELY HIGH STANDARD THROUGHOUT
- > ARRANGED OVER GROUND FLOOR
- > VERSATILE PROPERTY SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY PLANNING CONSENTS
- > FREE CAR PARKING IN CLOSE PROXIMITY



**TO LET/MAY SELL**

**14 WOODBURN ROAD, DALKEITH, EH22 2AT**

**CONTACT:** Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Hannah Barnett, hannah.barnett@shepherd.co.uk 0131 224 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

Dalkeith is situated approximately 10 miles south of Edinburgh city centre, just to the south of the Edinburgh city bypass and is a popular commuter town for the city. The subjects benefit from being in close proximity to the Edinburgh city bypass which transports large volumes of vehicular traffic to and around Edinburgh city centre.

The subjects are located within a mixed use commercial/residential location. Nearby commercial occupiers in close proximity include Premier Convenience Store, Jaz's Fish Bar and Hair Kare.

## DESCRIPTION

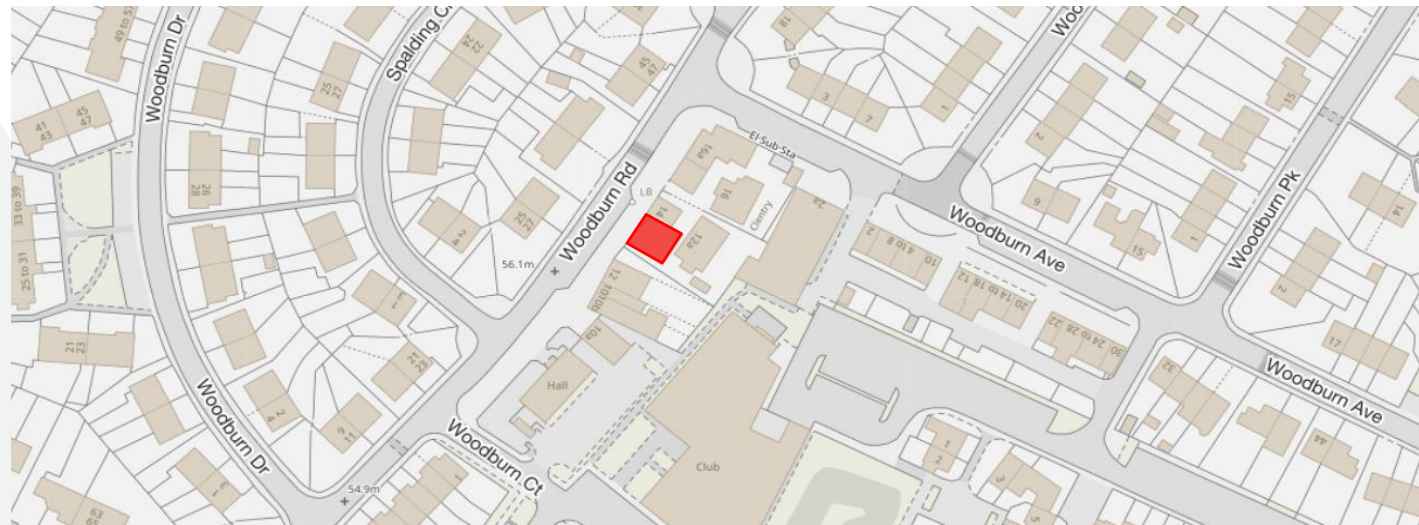
The subject comprises Class 1A premises arranged over the ground floor of single storey brick built building under a flat felt roof. Internally, the accommodation has been recently refurbished to an exceptional standard and comprises of an open plan area with WC facilities & storage to the rear. The property benefits from an attractive frontage onto Woodburn Road & the units open plan and well-proportioned configuration offers a flexible space suitable for a variety of uses. The property is currently in 'white box' condition and ready for an occupier to fit out the premises.

## LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £15,000 per annum.

## PRICE

The subjects are being offered on freehold basis and we are inviting offers over £150,000.



**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](mailto:emily.anderson@shepherd.co.uk) & Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk)

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J & E Shepherd for themselves and for the vendors or lessors 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 lessees, and do not constitute, nor 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.

ACCOMMODATION	SqM	SqFt
Ground Floor	81.28	875
<b>TOTAL</b>	<b>81.28</b>	<b>875</b>

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £8,700 which will allow for 100% rates relief subject to the tenant's other commercial properties, if any. Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

### ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant 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.

### EPC

Released on application.



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