

TO LET

PRIME TOWN CENTRE RETAIL



9 JARNAC COURT, DALKEITH, EH22 1HU

56.37 SQ M (607 SQ FT)

- Flexible Lease Terms Available.
- Qualifies For Small Business Rates Relief.
- Prime Town Centre Pitch.

B&S
Burns & Shaw
Property Consultants
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SAT NAV:
EH22 1HU

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LOCATION

Dalkeith with a resident population of circa 15,000 people is the administrative centre for Midlothian situated approximately 6 miles to the South-East of Edinburgh City Centre.

The subjects are located in Jarnac Court with prominent frontage facing the High Street. Surrounding occupiers include Greggs, Baynes and British Heart Foundation.

DESCRIPTION

The subjects comprise part of a terrace of ground floor retail units with two floors of residential flats above. Internally the premises provide a front shop/sales area with rear office and storage.

The subjects benefit from a specification including:

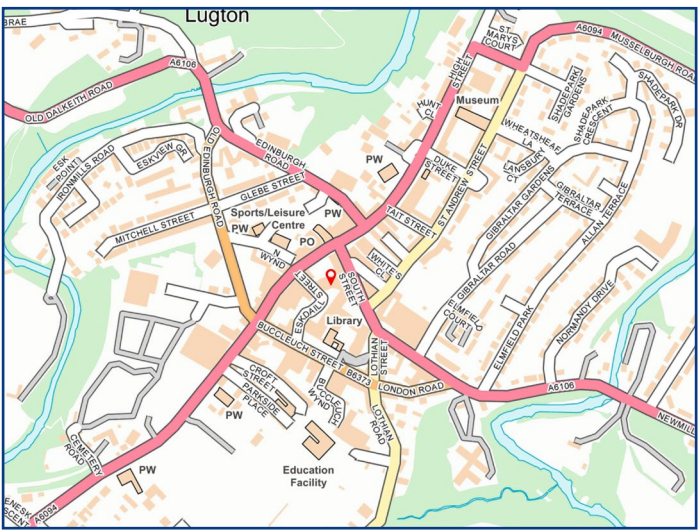
- WC facilities.
- Mixed Fluorescent and spot lighting.
- Prominent frontage to Jarnac Court and the High Street.
- Rear pass door for loading.

ACCOMMODATION

The premises provide the following net internal area: - 56.37 sq m (607 sq ft).

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the premises is available on request.



ENTRY

Entry will be upon conclusion of formal legal missives.

LEGAL & ADMINISTRATION COSTS.

The ingoing Tenant will be liable to pay the Council's legal and administration costs incurred in the transaction.

RATEABLE VALUE

The Scottish Assessors Association website show the premises entered in the Valuation Roll as follows: -

DESCRIPTION	RATEABLE VALUE
Shop	£10,800

RENT/LEASE TERMS

The subjects are available to let by way of a new lease for a term to be agreed. For further information on rent and terms please contact the sole agents.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact:

Niall Burns:
D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk



Bill Adams
Tek: 07716 358 540.



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