



# FALCONER

PROPERTY CONSULTANTS

**41 HIGH STREET,  
DALKEITH  
EH22 1JB**

## TO LET

- LEASE FROM £17,000 PER ANNUM
- 997FT<sup>2</sup>
- PRIME LOCATION
- HIGH LEVELS OF PASSING TRADE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- LARGE GLAZED FRONTAGE





## LOCATION

Dalkeith is located on the A68 (8 miles from Edinburgh) and has evolved into a popular choice for commuters being just 1 mile from the City Bypass as well as bus services and a rail station which allows easy access into central Edinburgh.

The town has a thriving centre with around 12,000 residents and numerous amenities including two large supermarkets and Schools Community Campus. Dalkeith Country Park, golf courses and other activities can also be found within a 5-minute drive.

The subjects are located on the northern side of High Street close to its junction with North Wynd. This forms the prime retail pitch within the town.

## DESCRIPTION

The subjects comprise a ground and first floor retail unit contained within a 3-storey building of stone construction with a roughcast finish, surmounted in a pitched and slated roof.

Internally the property provides a good sized triple windowed retail area, treatment room/office and store at ground floor level. The first floor provides open plan office area, office, store, kitchen area and w.c.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Ground Floor: 51.14m<sup>2</sup>/550ft<sup>2</sup>

First Floor: 41.5m<sup>2</sup>/447ft<sup>2</sup>

Total: 92.64m<sup>2</sup>/997ft<sup>2</sup>





## PROPOSAL

Lease from £17,000 per annum for a new FRI lease.

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Midlothian Council Planning Department.

## RATING

£11,400.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.





#### DISCLAIMER

Falconer Property Consultants 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 only 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants 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. Published May 2025.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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