

DM HALL

For Sale

Class 1A



29 Eskbank Road
Dalkeith
EH22 1HD

74.29 SQ M
800 SQ FT

Property Details

- Flexible class 1A premises
- Situated in desirable Midlothian town of Dalkeith
- Excellent transport connections with regular bus routes
- Ample parking within near-by vicinity
- Five minutes' drive from Sheriffhall roundabout and wider Edinburgh bypass network
- Offers over £120,000 (exc. VAT)

LOCATION:

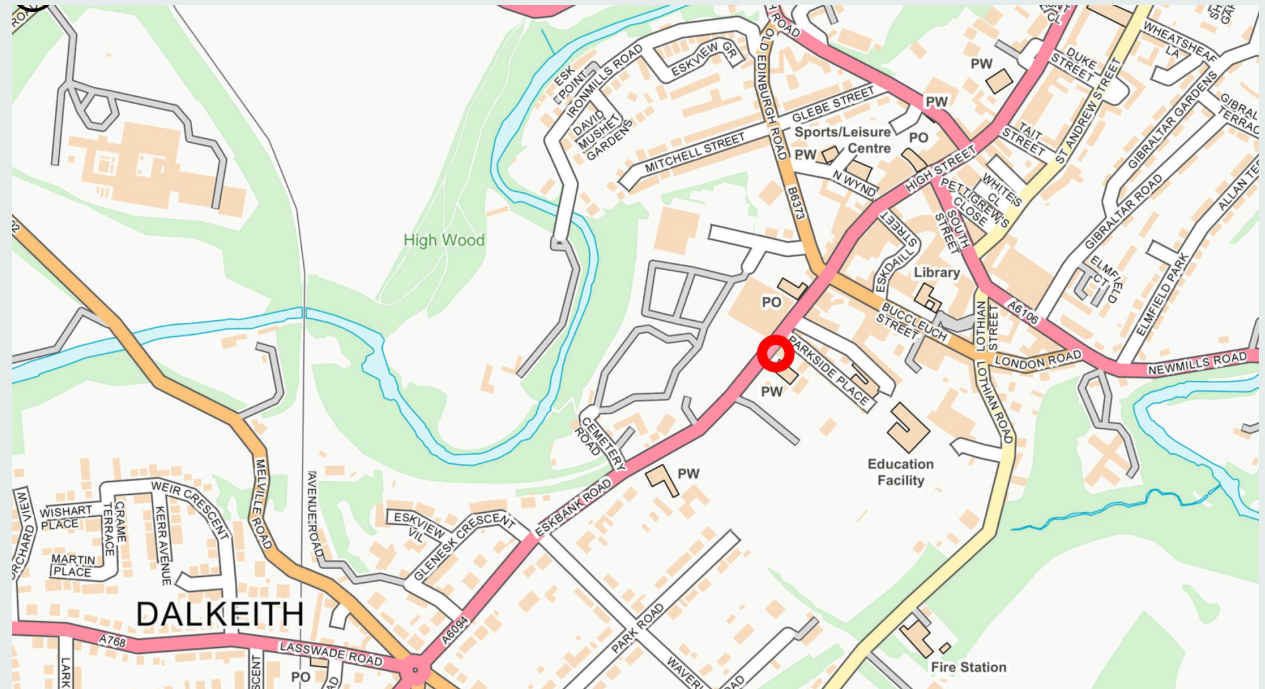
Dalkeith is a historic town within Midlothian, located approximately 6 miles to the Southeast of Edinburgh's city centre. Dalkeith has long been a central hub for the surrounding agricultural and industrial areas and is heavily populated with various commercial properties/businesses and residential homes.

The premises itself is located at 29 Eskbank Road, a few minutes' walk Southwest of Dalkeith's central hub. The unit is situated directly opposite from the Morrisons and benefits from ample parking within the nearby vicinity.

The exact location of the premises can be seen on the appended plan:

DESCRIPTION:

The subjects comprise a ground floor class 1A premises of traditional stone build with pitched and slated roof, contained as part of a larger 2-storey premises. The premises has an aluminium framed and glazed frontage with surrounding tiled/marble effect façade.



Internally, the subjects offer open plan office/retail accommodation with glazed partition meeting rooms, and staff kitchenette, W/C compartment and server cupboard, all located to the rear.

PROPERTY DETAILS

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Office, sales, storage, kitchenette	74.29	800

SERVICES:

We note the premises has access to mains electricity, water and sewerage.

SALE TERMS:

Our client is seeking offers over £120,000 (exc. of VAT) for the outright purchase of their heritable interest (Scottish equivalent of English freehold).

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £11,400 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.



Property Details

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



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RICS