TO LET

Dual Fronted Shop Premises
31 Jarnac Court, Dalkeith EH22 1HU

Offers over £21,500pa are invited
Closing Date: 20 November 2018
Lease Terms
The shop is available at offers over £21,500 per annum on a 3-year Internal Repairing and Insuring basis. Rent reviews are undertaken at 3-yearly intervals.

Use
Under the Town and Country Planning (Use Classes) (Scotland) Order 1997, the unit is considered to fall under Class 1 (Shops and Retail Sale of Goods) use.

Viewing
To request a viewing of the property, please contact the Property Assets Section: Telephone 0131 271 3483.

Closing Date and Details for Submitting Offers
• The closing date for offers is Tuesday 20 November 2018 at 12 Noon prompt. A report on the offers received may be submitted to the Council's Cabinet for approval.
• All offers must be sealed inside an “Offer Envelope”, provided by Midlothian Council. Any additional material for submission or presentation must be suitably sealed, labelled and attached to the offer envelope.
• The offerer should ensure that adequate postage is paid for.
• Offers should clearly state the property to which the offer relates.

Location
Dalkeith is the principal town of Midlothian and the administrative centre for Midlothian Council. The town lies approximately 1 mile south of the city bypass (A720) and 8 miles from Edinburgh city centre. Dalkeith has a population of approximately 12,000 and it serves an extensive catchment area including Eskbank, Lasswade, Bonnyrigg, Newtongrange and Gorebridge.

Description
The subjects comprise a split level, dual fronted shop in a prominent location, with an area of 170m² (1,829ft²).

Ratable Value
The Scottish Assessors Association has given the property a Rateable Value of £27,700.

Important Notice
These particulars do not form any part of any contract and none of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending purchasers must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
Floor Plans: 31 Jarnac Court, Dalkeith

Ground Floor
40m²

Line of Lower Ground Floor
52m²

Stairs to 29

wm
sink

2.5m²

wc
2m²
gas
elec

Store
5m²

Display
1.5m²

Display
1.5m²

Lower Ground

Store
4m²

Display
4.5m²

Atrium
57m²