



**BRITTON**  
PROPERTY

# Investment For Sale

19 High Street  
Dalkeith EH22 1JB



## Attractive Town Centre investment

**Let to Boots UK Ltd**

**Rent: £45,000pa**

**Expiry: 5<sup>th</sup> September 2029**

**Price: O/O £500,000**

### Location

The property is located on the north west side of High Street, north of its junction with Old Edinburgh Road on a main commercial retail thoroughfare within the town of Dalkeith. Dalkeith is a town in Midlothian, Scotland, on the River Esk located approximately 10 miles from Edinburgh.

Neighbouring occupiers include B&M Home Bargains, Semi-Chem, Santander, and Superdrug.

### Accommodation

The property comprises a substantial ground and first floor commercial development of traditional stone construction surmounted by a pitched roof overlaid in slate. Access to the property is gained via 2 main access doors situated at street level leading to an open plan sales area with partitions erected to form private dispensary and consultation room.

The upper floor is accessed via a single staircase to the rear of the property offering storage area, staff tea prep, training room and W. facilities.

The premises extend to the following approximate areas:

Ground Floor: 2,566 sq ft / 238.36 sqm

Basement: 1,892 sq ft / 175.76 sqm

### Tenancy

Let to Boots UK Ltd until 5th September 2029 on a FRI lease at a passing rent of £45,000pa.

### Price

Offers over £500,000

### EPC

On application

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



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**Viewing strictly by appointment with BRITTON PROPERTY -**

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