DM HALL

To Let

CLASS 1A PREMISES



26 High Street,
Dalkeith
EH22 1HR

1,907.58 sq ft
(177.22 sq m)

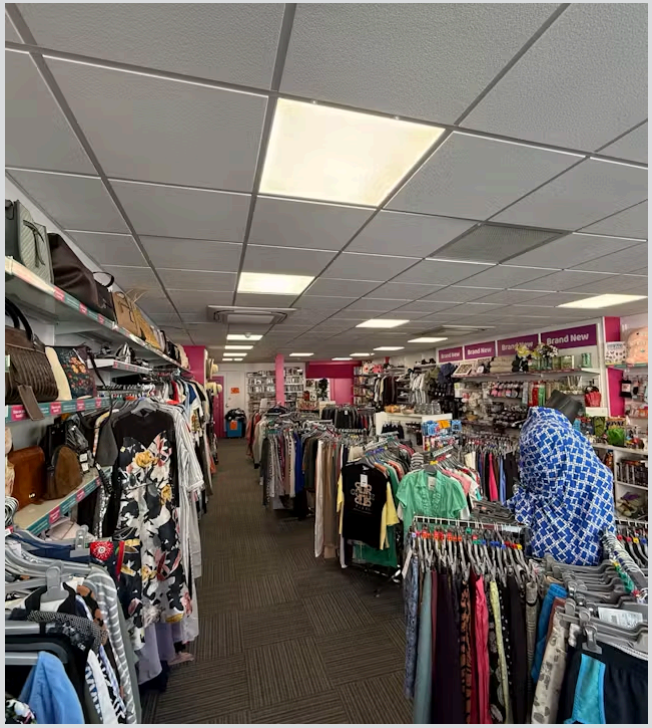
- Class 1A Premises available To Let
- Situated on excellent pitch within bustling Midlothian town of Dalkeith
- Benefits from a large, open plan sales area with storage, office space, staff and W/C compartments on first floor
- Full height and ample width display windows that afford excellent natural daylight
- Benefits from excellent levels of passing vehicular trade and pedestrian footfall
- Offers over £30,000 per annum (exc. of VAT)

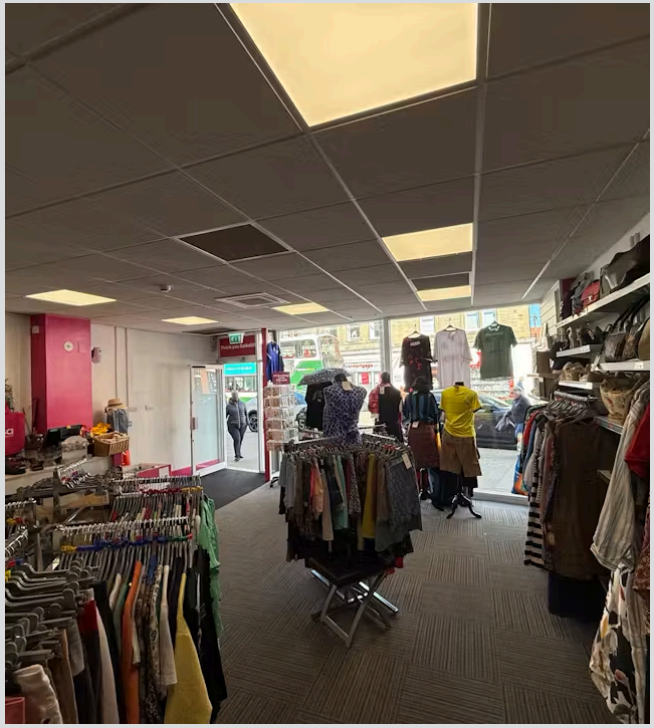
DESCRIPTION

The subjects comprise a ground and first floor mid-terraced class 1A premises of stone construction, surmounted by what we assume to be a flat roof with bituminous felt or similar type covering. The subjects benefit from a large aluminium framed display window, and are accessed through the right hand side via an aluminium and glazed pedestrian entrance door.

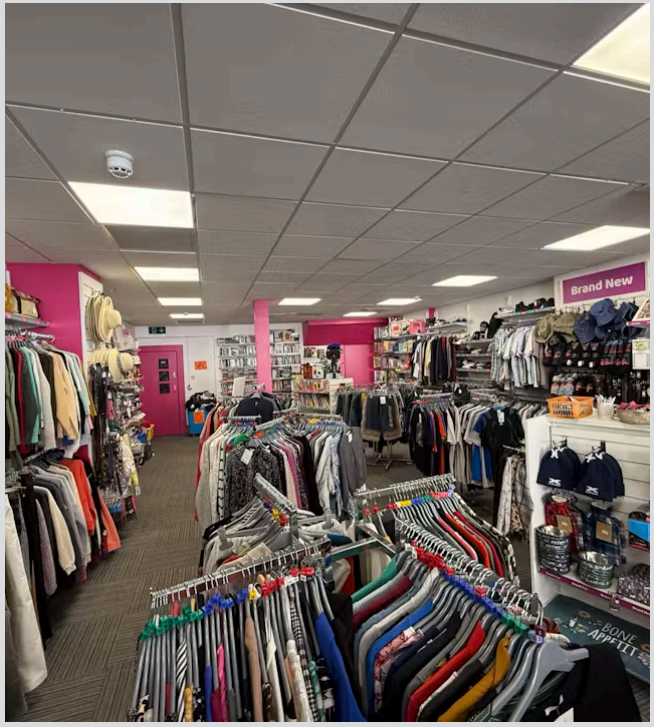
Internally at ground level, the subejcts have been fully opened up to provide a large, open plan sales/retail area, with a small storage cupboard located to the right-hand rear corner of the ground floor. Flooring is noted to have a carept tile overlay, the walls are primarily plastered and painted and the ceiling is of a false tiled finish that incorporates recessed light boxes.

The first floor is accessed via a stairwell to the rear of the property and comprises office space, staff accommodation, storage and 2 X W/C compartments. Similar to the ground floor, carpet tiles were present, walls were primarily plastered and painted and the ceiling has a false tiled finish that incorporates recessed light boxes.









LOCATION

Dalkeith is situated within Midlothian, approximately 8 miles south east of Edinburgh's City Centre. The town itself is one of the largest settlements within Midlothian and benefits from an excellant range of local amenities, as well as substantial transport links to the wider towns within the area, as well as into Edinburgh's City Centre and beyond.

The property itself is situated on an extremely prominent position lying on the south east side of the High Street, just off the junction of Eskdale Street, and along from the main central commercial hub of Jarnac Court. Many local and national occupiers are lcoated within the immediate surrounds to the premises including McDougall McQueen, B&M Bargain Stores, Boots, Nationwide, Bank of Scotland and The Card Factory. Morrisons Supermarket is a furhter two minutes walk to the South West.

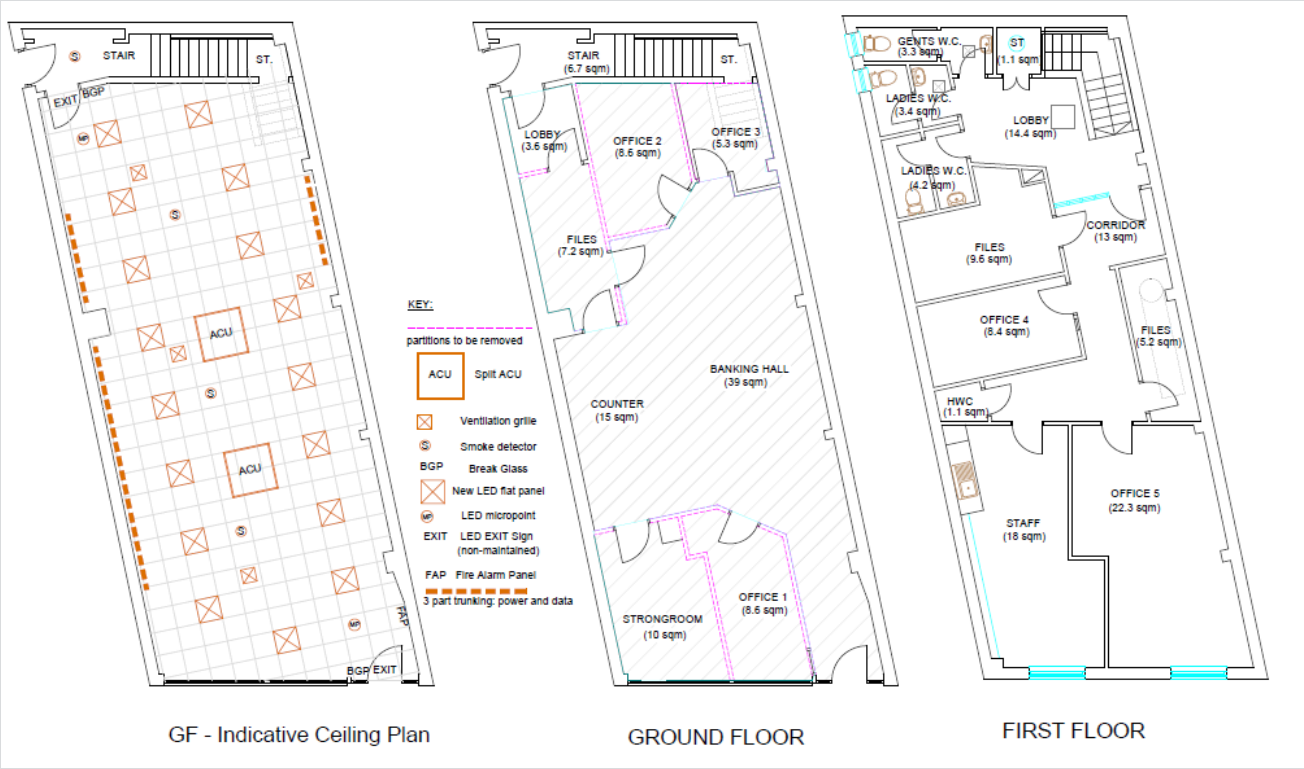
FLOOR AREA

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

Floor/Unit	Description	Size	sq ft	sq m	Re
Ground	Sales and Retail	94.99 sq m	1,022	94.99	-
1st	Staff, Storage, W/C	82.82 sq m	891	82.82	-
Total			**1,913**	**177.81**	

LEASE TERMS

We are seeking offers over £30,000 per annum (exc. of VAT) on a new Full Repairing and Insuring lease agreement for a new term to be agreed.



SERVICES
The subjects benefit from mains electricity, water and sewage.

PROPOSALS
All proposals to lease should be sent directly to the sole selling agents, DM Hall Surveyors, on the below details.

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

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VAT
Not applicable. We understand that VAT is not applicable.

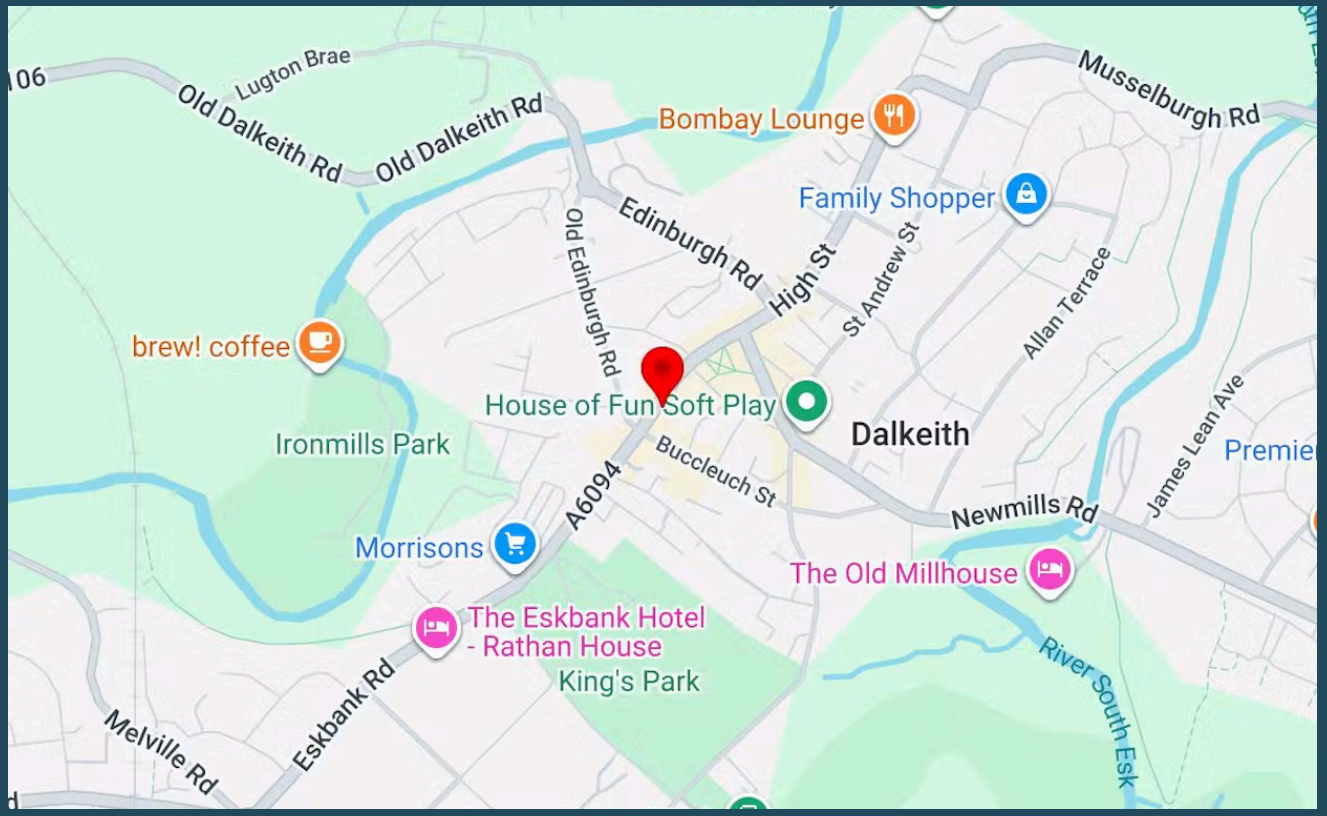
NON-DOMESTIC RATES
Rates Payable: £9,187.10 per annum
Rateable Value: £19,100

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

Oliver Lawson
07384 818 676
oliver.lawson@dmhall.co.uk

Harry Pattullo
07341485343
harry.pattullo@dmhall.co.uk

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: ESA3929

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