

# FOR SALE

## OFFICES WITH POTENTIAL FOR CONVERSION



### 4A NEWMILLS ROAD DALKEITH

67.05 SQ M (722 SQ FT)

- Close to Town Centre.
- Potential to Convert to Residential (planning required).
- First Floor Accommodation.



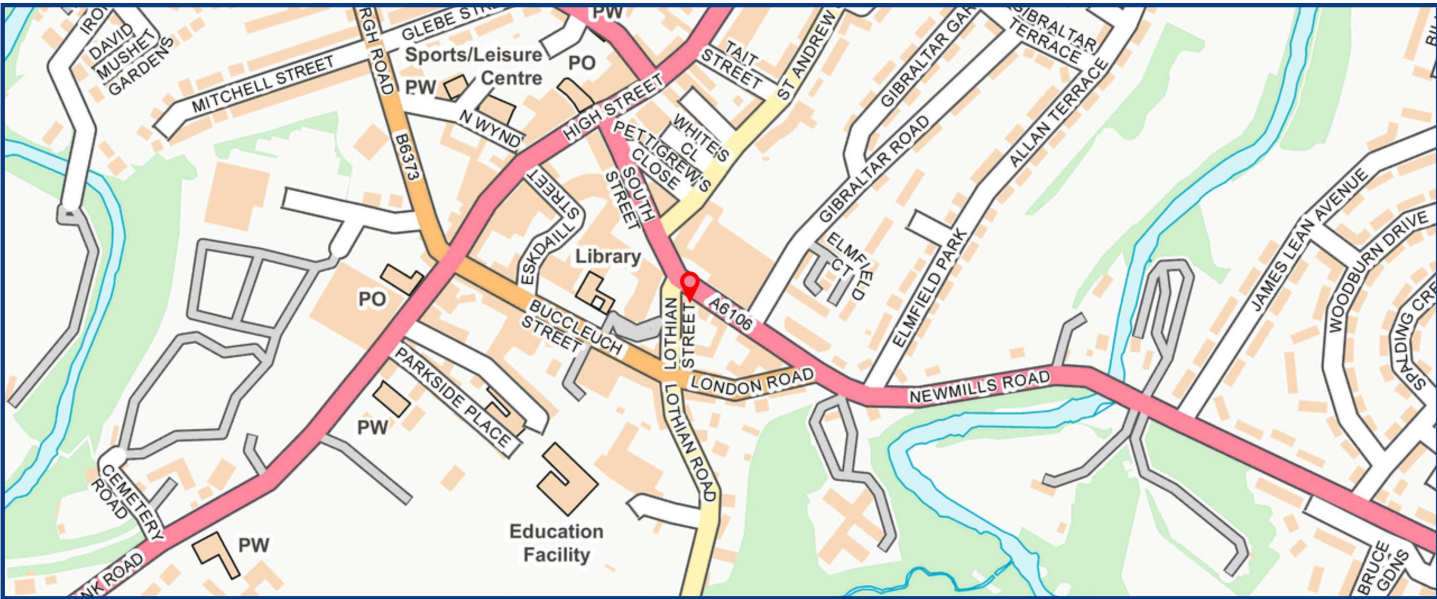
**B&S**  
**Burns & Shaw**  
Property Consultants  
**0131 315 0029**

**SAT NAV:**  
**EH22 2AH**

# OFFICES WITH POTENTIAL FOR CONVERSION

## 4A NEWMILLS ROAD

### DALKEITH, EH22 2AH



#### LOCATION

Dalkeith with a resident population of circa 13,000 people is the principal market town and administrative centre for Midlothian. The town is situated approximately 8 miles to the South East of Edinburgh City Centre.

Newmills Road lies to the South of the town centre leading onto the A6106 Lauder Road. The subjects are situated between Newmills Roads junctions with Lothian Road and Lothian Street. The surrounding area is a mix of residential flats/houses, small shops/commercial properties and a Lidl Supermarket.

#### DESCRIPTION

The subjects comprise a first floor office/flat within a three storey building with traditional sandstone walls under a pitch slate roof and are accessed via a common stair.

Internally the premises is laid out as a flat/office comprising an entrance hall, lounge/kitchen, a double room with en-suite shower, a further room, separate shower and storage space and benefits from a specification including:

- Gas central heating.
- Power via wall mounted sockets.
- Mixed pendent and spot lighting.
- WC facilities.
- Period features & bay window.

#### ACCOMMODATION

The premises provide the following net internal areas: - 67.05 SQ M (722 SQ FT)

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the premises is available on request.

#### ENTRY

Entry will be upon conclusion of formal legal missives.

#### LEGAL & ADMINISTRATION COSTS.

The ingoing Tenant will be liable to pay the Council's legal and administration costs incurred in the transaction.

#### RATEABLE VALUE

The Scottish Assessors Association website show the premises entered in the Valuation Roll as follows: -

| DESCRIPTION     | RATEABLE VALUE |
|-----------------|----------------|
| Training Centre | £5,600         |

#### QUOTING PRICE

Our clients are seeking to sell the heritable interest in the premises and are seeking offers in excess of £140,000 exclusive of VAT. For further information, please contact the sole agents.

#### PLANNING

Planning consent will be required for any change of use. For all planning enquiries, please email [development.management@midlothian.gov.uk](mailto:development.management@midlothian.gov.uk)

#### VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact: -

Niall Burns: D/L: 0131 315 0029  
E-mail: [niall@burnsandshaw.co.uk](mailto:niall@burnsandshaw.co.uk)

Bill Adams – 07716 358 540.

