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TO LET

**10/2 St Andrew Street, Dalkeith,
Midlothian, EH22 1AN**

- ✔ Triple window retail/office premises in Dalkeith town centre
- ✔ Renovated to shell condition ready for a new tenant fit-out
 - ✔ Adjacent to 42 space St Andrew Street car park
 - ✔ Qualifies for 100% rates relief
- ✔ Approximate Net Internal Area of 74.82 sq m (806 sq ft)

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LOCATION

Dalkeith is Midlothian's largest town with a population of just over 14,000 people and is the economic and political centre of the region.

The town is situated approximately 8 miles south-east of Edinburgh city centre. It enjoys close proximity to the A720 Edinburgh City Bypass and is approximately 1.5 miles from the Sheriffhall roundabout.

The subjects are located at the west end of St Andrew Street close to its junction with South Street. Adjacent to the building is access to St Andrew Street car park where there are 42 parking spaces.

Nearby commercial occupiers include: Lidl, Dalkeith Medical Practice, William Hill, Prime Mobile and a soon to open Pepe Chicken Restaurant.

DESCRIPTION

The subjects comprise of a retail/office premises forming part of a semi-detached, two storey and attic building held under a pitched and slated roof.

The unit has been renovated and put into shell condition with a newly painted concrete floor, painted blockwork walls and exposed ceiling ready for tenant fit out.

The triple window shop frontage provides plenty of natural daylight and retail display opportunities.

To the rear of the unit is a WC and tea prep.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area of 74.82 sq m (806 sq ft)

RENT

Our client is seeking rental offers over £13,000 per annum to grant a new lease.

UTILITIES

The property is served by mains electricity and water.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £11,400 effective 1st April 2026. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.481 pence in the pound.

TERMS

The shop is available for let on standard full repairing and insuring (FRI) terms for a minimum 5-year term.

Occupiers looking to use the premises for the following business uses will not be considered: barbers, sale of vapes, dog groomers and cleaning companies.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of the subjects is C.

LEGAL COSTS

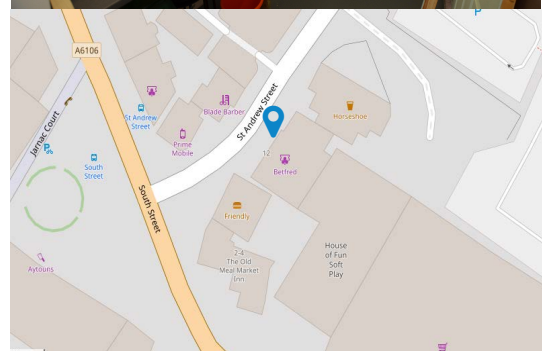
Each party shall bear their own legal costs with the eventual purchaser liable for any Registration Dues or LBTT thereon.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd

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