

Lot 80

£14,200 per annum exclusive

9/11 White Hart Street, Dalkeith, Midlothian EH22 1AE Heritable Retail Investment



Key Details

- Let to Drummond Miller LLP Solicitors
- Adjacent to Midlothian Council offices and close to Dalkeith Library
- Nearby occupiers include Lloyds Pharmacy, Ladbrokes, Betfred and Post Office

On Behalf of a Major Fund Manager

Location

Miles: 6 miles south-east of Edinburgh
Roads: A1, A7, A68
Rail: Eskbank Railway Station (19 minutes to Edinburgh Waverley)
Air: Edinburgh International Airport

Situation

Dalkeith is the main administrative centre for Midlothian and has a population of 12,342 people according to the 2011 census. Dalkeith is situated roughly six miles south-east of Edinburgh and is easily accessible from the Sherriffhall roundabout and the city bypass. Dalkeith has a very good ease of access via rail with Eskbank Railway Station being only nineteen minutes to Edinburgh Waverley. The property is located in an advantageous position close to the main street of Dalkeith, with nearby occupiers including Ladbrokes, Betfred, Lloyds Pharmacy and a Post Office. Midlothian Council offices are immediately adjacent, with Dalkeith Library diagonally opposite.

Description

The property comprises a ground floor office unit forming part of a larger building.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	136.34 sq m (1,468 sq ft)	DRUMMOND MILLER LLP	10 years from 21/12/2006	£14,200	(2)
Total		136.34 sq m (1,468 sq ft)			£14,200	

- (1) For the year ending 31st May 2016, Drummond Miller LLP reported a turnover of £5,049,115, pre-tax profits of £1,179,105 and a total net worth of £1,952,611 (Source: Experian Group 13/06/2017). Drummond Miller is a leading firm of solicitors with offices in 6 locations throughout Central Scotland and comprises 12 partners and over 100 staff (Source: www.drummondmiller.co.uk 13/06/2017).
- (2) The seller is in discussions with the tenant with regard to a new lease. Under Scottish law, the lease will continue year on year on the same terms and conditions until the next anniversary. If either the tenant or the landlord wish to terminate the lease, they must serve notice to quit within the specified time period prior to the anniversary.



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