

**TO LET**  
**STORAGE/CLASS 11 - YOGA/  
PILATES STUDIO**



**59A High Street/North  
Wynd, EH22 1JE**

- First floor unit with storage unit within Dalkeith town centre
- Benefits from planning consent for class 11 use (yoga/pilates studio/wellness Studio)
- Benefits from a large public car park to the rear
- GIA 215 sq m (2,316 sq ft)
- Offers over £10,000 per annum

## LOCATION

The subjects are located within the Midlothian town of Dalkeith being located approximately 7 miles South East of Edinburgh's city centre.

More specifically the subjects are located on the high street with access taken to the rear just off the North Wynd car park.

Dalkeith is a popular commuter town offering easy access and great transport links to Edinburgh, the Scottish borders and beyond.

Commuters can access the rail network from the nearby town of Eskbank increasing its popularity.

There has been plenty of new development around the town which will only further increase the population including the Springfield site with plans to build over 1,000 new homes just on the outskirts of the town.

## DESCRIPTION

The subjects comprise a traditionally constructed First Floor storage area with planning consent granted for Class 11 yoga/pilates studio/ wellness centre. The subjects are accessed via the North Wynd Car Park.

To the rear - a large Town Centre parking facility available to the public allowing the first hour of parking free.

Internally, the property is laid out to provide a main, large open storage/leisure area, alongside staff kitchen and toilets to the back side of the unit.

Being located on the First Floor. Access is achieved via a concrete staircase to the rear side of the property – fire escape also present. Power is achieved via a 3-phase electrical system and the property benefits from running water.

## ACCOMMODATION

According to our calculations from measurements taken on site in accordance with the RICS Code of Measuring Practice 6th edition, we estimate the subjects extend to the following approximate gross internal areas:

AREA	SQM	SQFT
Open Plan Area	189.4	2,039
Staff Toilets / Storage Area	25.7	277
<b>TOTAL</b>	<b>215</b>	<b>2,316</b>

## RATEABLE VALUE

Rates will require to be assessed on entry.

## LEGAL COSTS + VAT

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.



## RENT

We are seeking offers over £10,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be given on request.

## USE CLASS

The subjects were most recently utilised as storage, however planning consent has now been granted for Class 11 (Pilates/Yoga Studio/Wellness Centre) Under the Town and Country Planning (use Class)(Scotland) order 1997 as amended.

To arrange a viewing please contact:



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Associate

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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: April 2023