



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let
£13,200 per annum

18 High Street, Bonnyrigg EH19 2AA

Class 1a

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Location

The subjects occupy a prominent position on High Street, Bonnyrigg, which represents the town's principal retail and commercial thoroughfare. Bonnyrigg is an established Midlothian town located approximately 6 miles south-east of Edinburgh city centre and benefits from a strong local catchment, supported by surrounding residential development.

High Street accommodates a mix of local retailers, convenience operators, cafés and professional service occupiers, forming an established town centre retail parade with consistent pedestrian activity. The property is well positioned within the town centre and benefits from good visibility and accessibility.

The area is well served by public transport, with regular bus services providing direct connections to Edinburgh city centre, Dalkeith and the wider Midlothian area. Road access is readily available via the A7, with the A720 Edinburgh City Bypass providing onward connectivity to the regional road network. On-street parking is available in close proximity, together with additional public parking nearby.

Description

The subjects comprise a ground-floor Class 1a retail unit forming part of a traditional town centre building, with a glazed frontage directly onto High Street, providing strong visibility to passing pedestrian and vehicular traffic.

Internally, the accommodation provides a largely open-plan retail area (former hair salon), suitable for a range of retail and professional service uses. The layout is regular in configuration and benefits from good natural light, offering flexibility for an incoming occupier to configure the space in line with operational requirements.

Ancillary accommodation is provided to the rear of the unit and may be utilised for storage, staff facilities or back-of-house functions. Overall, the premises offer adaptable and functional accommodation within an established town centre location.

The property is suitable for a variety of Class 1a retail and professional service uses, subject to the necessary statutory consents.

Lease Terms

£13,200 per annum is sought on full repairing and insuring (FRI) lease for a minimum term of five years or longer.

Rateable Value

The uniform business rate for the current year is £0.498 pence in the pound (as of April 2020). According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £7,600.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

53sq. m (570 sq. Ft).

Rent

£13,200 per annum is sought on full repairing and insuring (FRI) lease for a minimum term of five years or longer.

EPC

The Energy Performance Certificate rating is currently Pending

Utilities

The property is served by mains electricity and water

IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

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The vendors or lessors do not make or give, and neither do IME for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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