

TO LET

SHOP/CLASS 1A PREMISES



9 BOGWOOD COURT, MAYFIELD

33.79 SQ M (365 SQ FT)

- Flexible Lease Terms Available
- Qualifies For Small Business Rates Relief

B&S
Burns & Shaw
Property Consultants
0131 315 0029

SAT NAV:
EH22 5DG

SHOP/CLASS 1A PREMISES

9 BOGWOOD COURT, MAYFIELD, EH22 5DG

LOCATION

Dalkeith with a resident population of circa 15,000 people is the administrative centre for Midlothian situated approximately 6 miles to the South-East of Edinburgh City Centre.

The subjects are located in Mayfield a mixed housing and commercial area on the outskirts of Dalkeith prominently situated between the A7 and A68.

The surrounding area is a mixture of residential dwellings and small retail and office units.

DESCRIPTION

The subjects comprise a single storey semi-detached unit with harled brick walls under a flat roof on the edge of two storey development of shops and offices below residential flats.

Internally the premises a front shop area with separate room to the side. The subjects benefit from a specification including:

- WC facilities.
- Fluorescent lighting.
- Power via wall mounted sockets.
- Rear pass door for loading.

ACCOMMODATION

The premises provide the following net internal area: -

Room	SQ M	SQ FT
Front Shop	21.74	234
Back Shop	12.05	130
Total	33.79	364

RATEABLE VALUE

The Scottish Assessors Association website shows the pemises entered in the Valuation Roll as follows: -

DESCRIPTION	RATEABLE VALUE
Shop	£2,200

ENERGY PERFORMANCE CERTIFICATE

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

RENT/LEASE TERMS

The subjects are available to let by way of a new lease for a term to be agreed. For further information on rent and terms please contact the sole agents.

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.

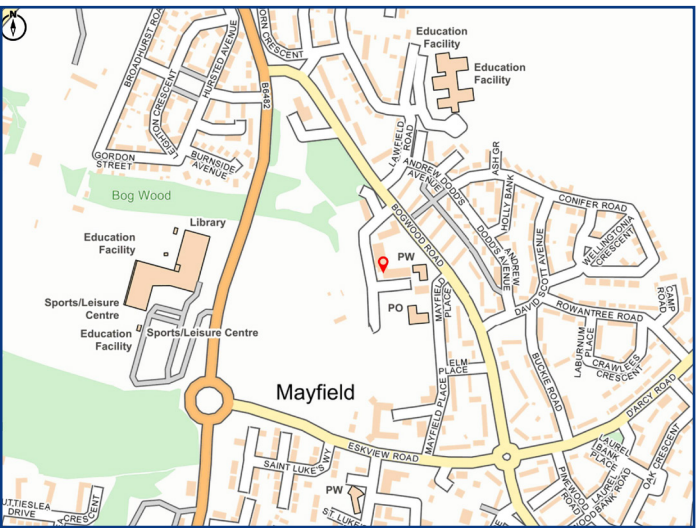
VIEWING AND FURTHER INFORMATION

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

Niall Burns:
D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk



Bill Adams – 07716 358 540.



The agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.