



19 High Street Dalkeith EH22 1JB

Substantial Town Centre Building

- Ground & 1st Floor
- Let to Boots Properties Limited
- Boots In Situ For Over 15 years
- Expiry September 2029
- Passing Rent: £45,000p.a
- o/o £500,000

LOCATION

The property is located on the north west side of High Street, north of its junction with Old Edinburgh Road on a main commercial retail thoroughfare within the town of Dalkeith. Dalkeith is a town in Midlothian, Scotland, on the River Esk located approximately 6 miles from Edinburgh. Neighbouring occupiers include B&M Home Bargains, Semi-Chem, Santander, and Superdrug.

PROPERTY

The property comprises a substantial ground and first floor commercial development of traditional stone construction surmounted by a pitched roof overlaid in slate. Access to the property is gained via 2 main access doors situated at street level leading to an open plan sales area with partitions erected to form private dispensary and consultation room. The upper floor is accessed via a single staircase to the rear of the property offering storage area, staff tea prep, training room and W/c facilities.

AREA

The property has been calculated to offer the following floor areas:

Ground: 238.36sqm (2,566sq ft)
1st: 175.76sqm (1,892sq ft)

EXECUTIVE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms:

Tenant: Boots Properties Ltd
Expiry: September 2029
Passing Rent: £45,000per annum



19 High Street Dalkeith EH22 1JB

Substantial Town Centre Building

COVENANT INFO:

In the fiscal year ending August 31, 2024, Boots UK reported a turnover of £7.05 billion, marking an 8.3% increase from the previous year. This growth was driven by a 12.2% rise in retail sales, which reached £4.7 billion, attributed to improved footfall, increased online capacity, and strong beauty performance. Operating profit rose by 60% to £88 million, and post-tax profits tripled to £47 million. As of 2024, Boots operates over 2,200 stores across the UK. This includes a combination of large stores, high street locations, and pharmacies within retail spaces.

PRICE

The property is available on a freehold basis for o/o £500,000

V.A.T.

Figures quoted exclusive of V.A.T

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be provided on request.

LEASE & TITLE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the sta, operators or customers of the business.

Many investments are being marketed confidentially and the sta and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.