

TO LET/MAY SELL

PUBLIC HOUSE PREMISES

Located in heart of Dalkeith

Offers over £20,000 per annum

Offers over £200,000

Premises extend approximately
190.49 m² (2,050 sq.ft.)

Free onsite car parking in
proximity

Fully fitted public house with
commercial kitchen, suitable for
restaurant, pub or alternative use,
subject to consent

Benefits from beer garden, cellar
and secured by perimeter fencing



WHAT 3 WORDS



14 ST ANDREWS STREET, DALKEITH, EH22 1AN

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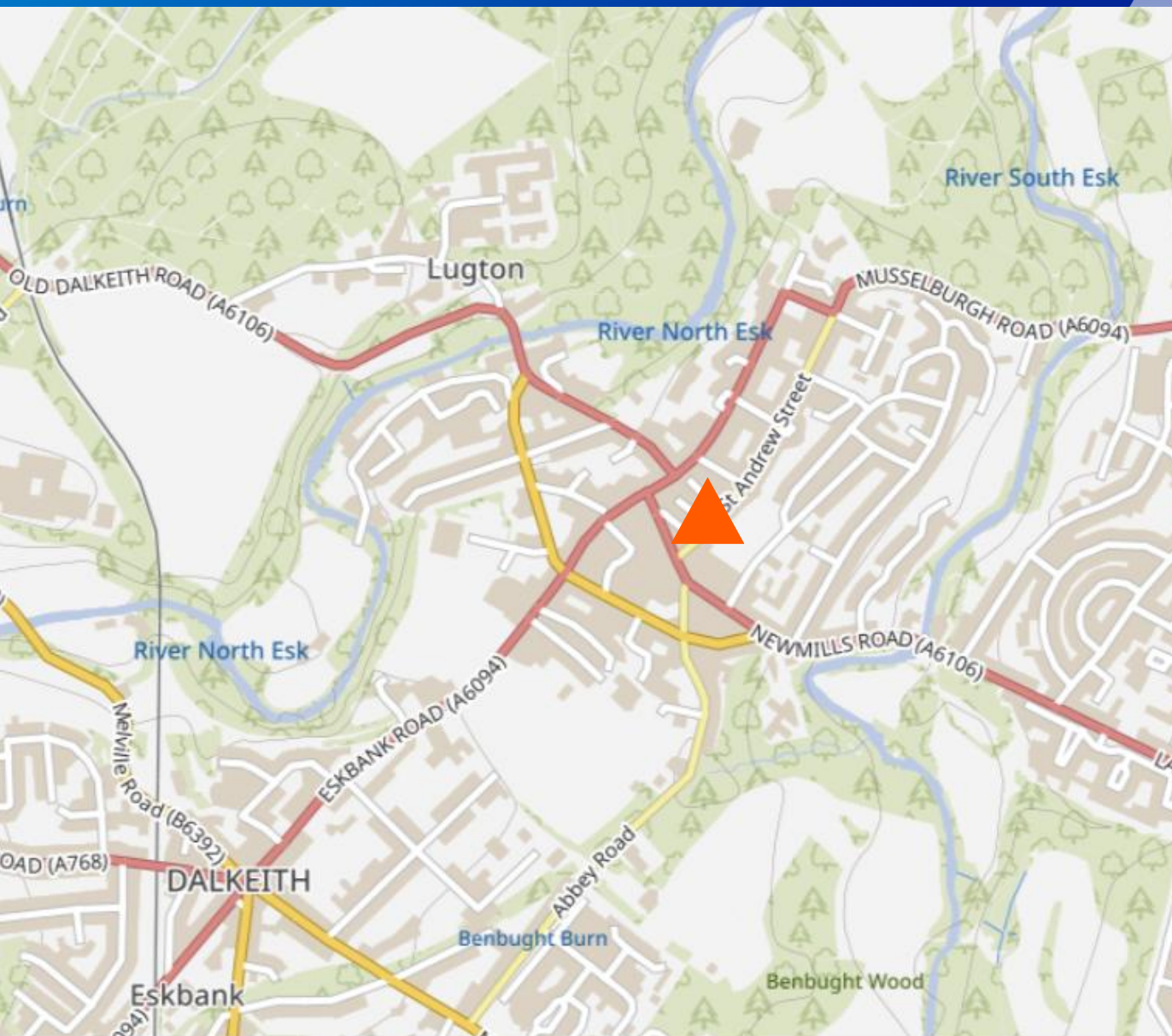
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Location

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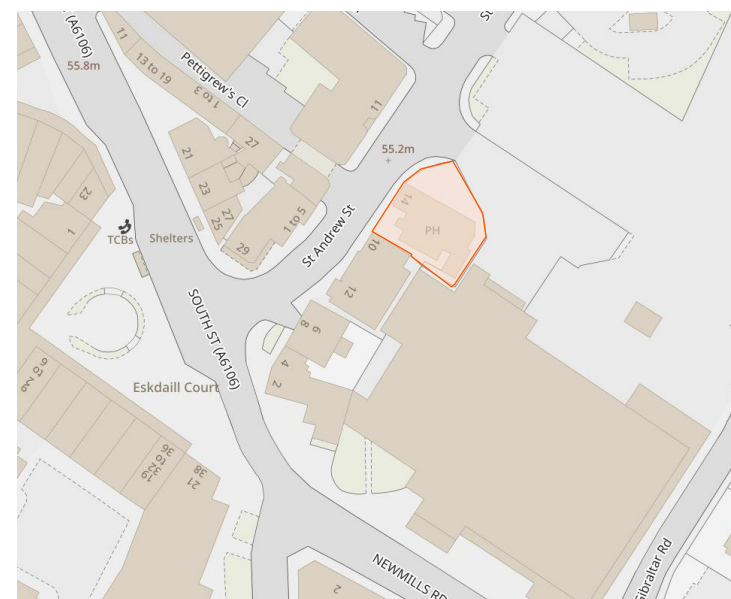


Location

Dalkeith is a town located in Midlothian, eight miles south of Edinburgh, offering excellent connectivity to Scotland's capital via the A7 road and public transport links. The town has a population of approximately 13,000 and benefits from regular bus routes and nearby Eskbank train station, providing direct access to Edinburgh city centre in under 20 minutes.

The Horseshoe Bar is situated in the heart of Dalkeith town centre, on High Street, the main retail and commercial thoroughfare. Dalkeith has a strong local economy, with a mix of independent retailers, leisure facilities, and essential services. The area benefits from a growing residential community and a steady influx of visitors due to its proximity to Edinburgh.

Nearby commercial occupiers include William Hill, Betfred, Greggs, and Lidl, ensuring a high footfall and an active trading environment.



**Public House within
heart of Dalkeith**



Description

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Description

The public house includes a bar with counter seating and a designated seating area accommodating approximately 50 covers. The space also features a separate lounge or family dining area, which benefits from both traditional and modern furnishings, facilitating a functional setting for customers. The property also offers male and female WC facilities, along with office and attic space for additional utility and storage.

The commercial kitchen is located behind the bar area, fully equipped with modern appliances including an extractor hood, fryers, ovens, and preparation counters, providing ample facilities to support food service operations. The first floor features an office and extra storage, accessible via a timber staircase.

Externally, the property benefits from a private outdoor seating area with picnic-style benches and decorative fencing. The space also serves as an outdoor smoking area.

Accommodation

	m ²	Ft ²
Public House	160.83	1,731
1st Floor (attic)	29.66	319
TOTAL	190.49	2050

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rent

Offers over £20,000 per annum for the leasehold interest.

Price

Offers over £200,000 for the freehold interest.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £27,600, which result in net annual payable rates of up to £13,744.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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