

# FOR SALE

**WORKSHOP/OFFICE/  
DEVELOPMENT  
OPPORTUNITY**

**Located in the heart of Dalkeith,  
Midlothian**

### Offers Over £215,000

## Rarely available freehold opportunity

**Premises extend to 123.90 sqm  
(1,334 sqft)**

**Qualifies for 100% small business rates relief**

**Suitable for a variety of uses subject to the necessary planning consents**



## WHAT 3 WORDS



17 ST ANDREWS STREET, DALKEITH, EH22 1AR

**CONTACT: Emily Anderson** emily.anderson@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**  
**Hannah Barnett** hannah.barnett@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**

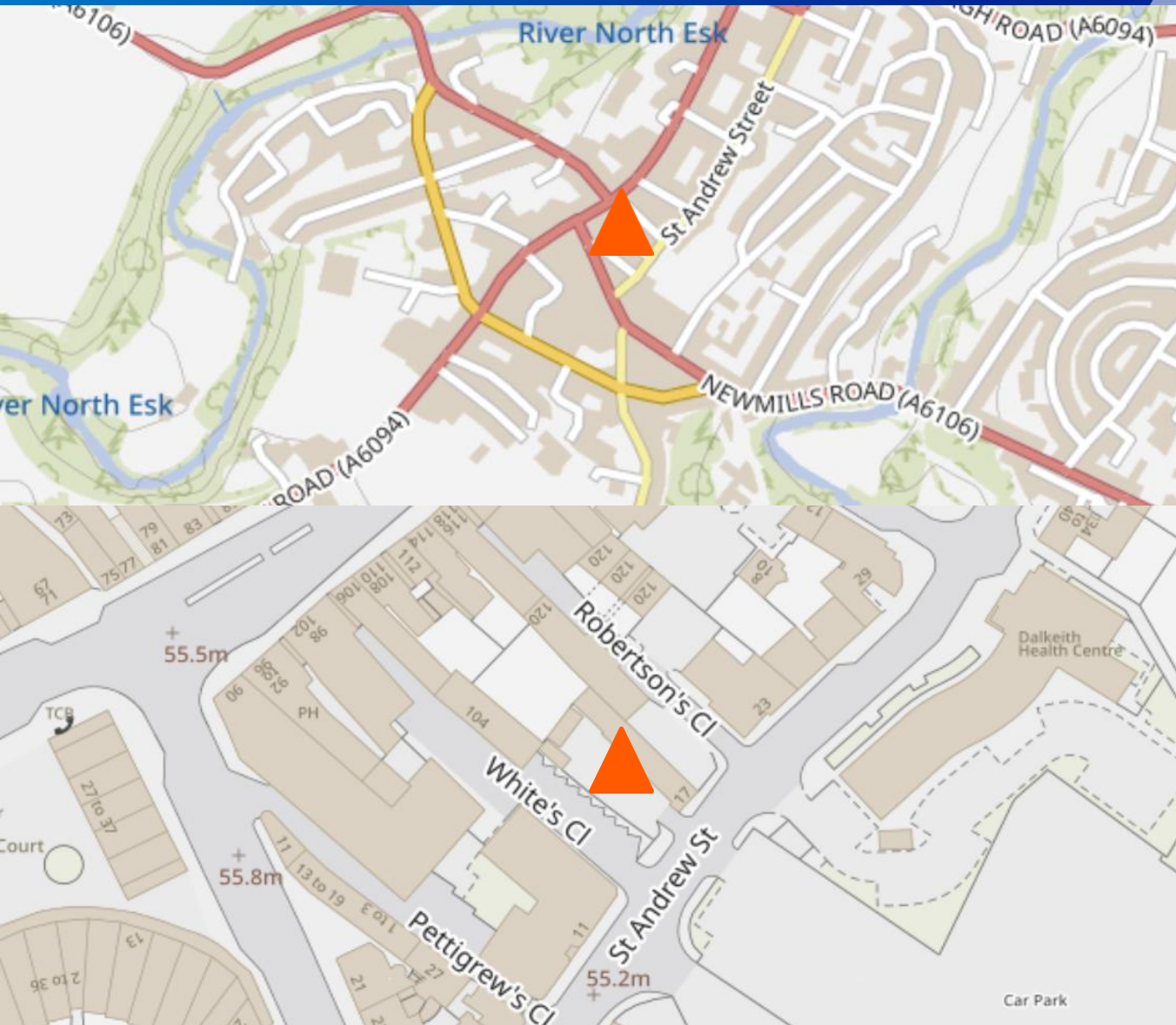






# Location

17 ST ANDREWS STREET, DALKEITH, EH22 1AR



## Location

The subject property is located in the Midlothian town of Dalkeith, 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.

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.

More specifically, the property is positioned on the north side of St Andrews Street within a mixed commercial and residential area. The area benefits from a growing residential community and a steady influx of visitors due to its proximity to Edinburgh.

**Development opportunity in  
Dalkeith, Midlothian**

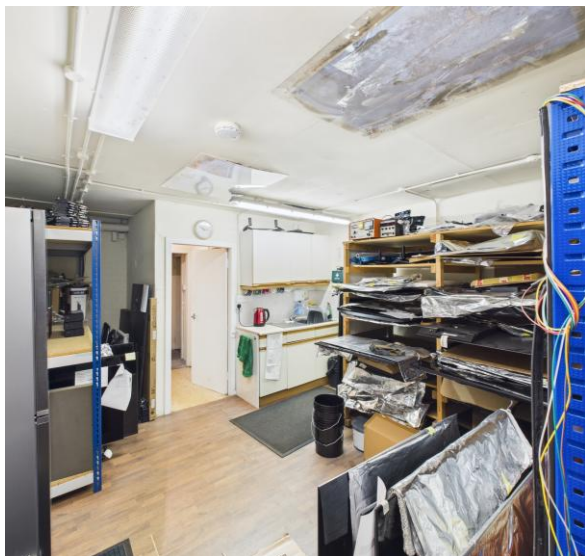


FIND ON GOOGLE MAPS



# Description

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## Description

The subjects comprise a detached, single-storey brick-built office and workshop premises constructed beneath a combination of flat felt and corrugated profile sheet roofing. The property sits benefits from a tarmacked yard area, providing practical space for vehicle access, circulation, and on-site parking.

The premises comprise three separate office rooms of varying sizes, offering flexible workspace or meeting areas, together with a workshop area suitable for light industrial or trade use. Additional storage accommodation is provided, along with WC facilities. The internal layout allows for adaptability and could be reconfigured to suit a range of occupiers.

The subjects have the potential to be suitable for various commercial uses or alternatively residential use subject to the necessary planning consent. The subjects offer a rarely available freehold opportunity within the town of Dalkeith.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	123.90	1,334
TOTAL	12.90	1,334

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





## Price

The subjects are being offered on a freehold basis at offers over £215,000.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £10,500 per annum which qualifies for 100% rates relief under the Small Business Rates Relief.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of 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:



**Emily Anderson**

Emily.anderson@shepherd.co.uk



**Hannah Barnett**

Hannah.barnett@shepherd.co.uk

**Shepherd Chartered Surveyors**

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



### 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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **DECEMBER 2025**