

WORKSHOP/ OFFICE/ DEVELOPMENT OPPORTUNITY

- > LOCATED IN THE HEART OF BONNYRIGG
- > **OFFERS OVER £175,000**
- > PREMISES EXTENDS TO 94.01 SQM (1,012 SQFT)
- > RARELY AVAILABLE FREEHOLD OPPORTUNITY
- > LOCATED SOUTH OF THE EDINBURGH CITY BYPASS (A720)
- > POTENTIAL FOR A VARIETY OF USES SUBJECT TO THE NECESSARY PLANNING CONSENTS
- > RENTAL PRICE ON APPLICATION
- > SITE EXTENDS TO 0.09 ACRES
- > WELL-PRESENTED OFFICE, GARAGE & TARMACKED YARD

 Ireland Roofing Solutions Ltd
0131 364 4212
07738 659 959

FOR SALE/MAY LET

6A LOTHIAN STREET, BONNYRIGG, EH19 3AD

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



LOCATION

Bonnyrigg is an established Midlothian commuter town situated just off the A7 trunk road which leads traffic south of Edinburgh via Gorebridge and Galashiels towards the English/Scottish border.

Bonnyrigg itself is situated approximately 10 miles to the southeast of Edinburgh city centre and located just south of the Edinburgh City Bypass (A720), approximately 20 miles north of Galashiels. More specifically the premises is positioned on the south side of Lothian Street and is accessed via a pend and double gates. The property benefits from being in close proximity to a host of local and national traders including Co-op, Neilsons Solicitors & Greggs.

DESCRIPTION

The subjects comprise a 0.09 acre site which includes a two storey stone built property, predominately being used as an office/workshop and garage premises.

The premises benefits from a secure tarmacked yard. This has 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 Bonnyrigg.

PLANNING

The property is currently used as an office but would be suitable for a variety of different uses including a workshop, storage or residential development subject to the necessary planning consent.

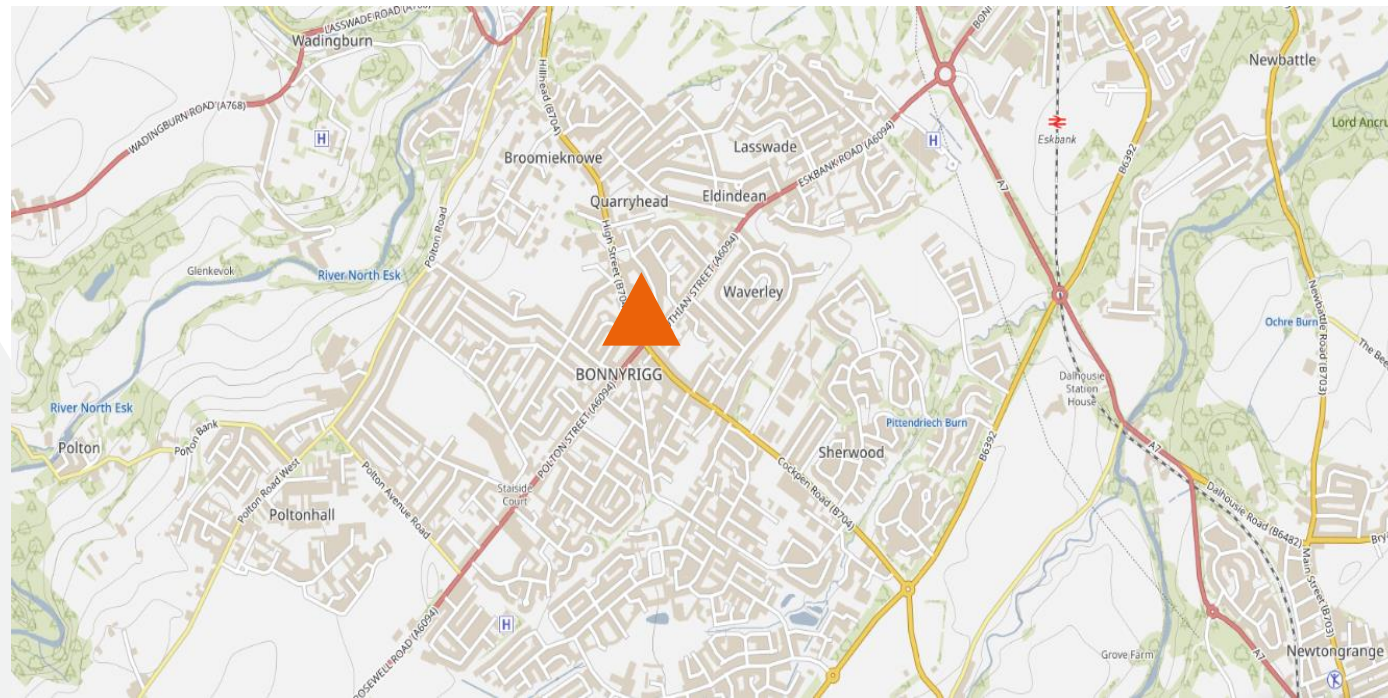
PRICE

The subjects are being offered on freehold basis and we are inviting offers over £175,000. The client's preference is to sell but enquire for further information for leasehold opportunity.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £8,100 which qualifies for 100% rates relief under the Small Business Rates Relief Scheme.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.



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

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Building	94.01	1,012
TOTAL	94.01	1,012

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

VAT

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

EPC

Released on application.

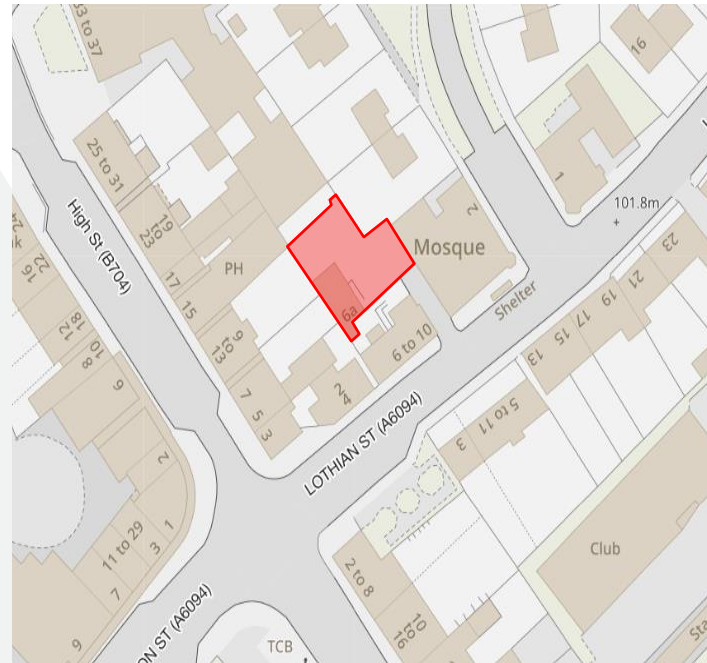
LEGAL COSTS

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

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.