

TO LET

# STAISIDE COURT ROSEWELL ROAD BONNYRIGG EH19 3PA



ON THE INSTRUCTIONS OF

**LCP**

## PROMINENT RETAIL UNITS

- MIXED USE NEIGHBOURHOOD CENTRE
- ALONGSIDE TESCO EXPRESS, SUNSET BEACH & BONNYRIGG DENTAL CARE
- 22 ON SITE CUSTOMER CAR PARKING SPACES
- SUITABLE FOR CLASS 1, 2 & 3 USES



## LOCATION

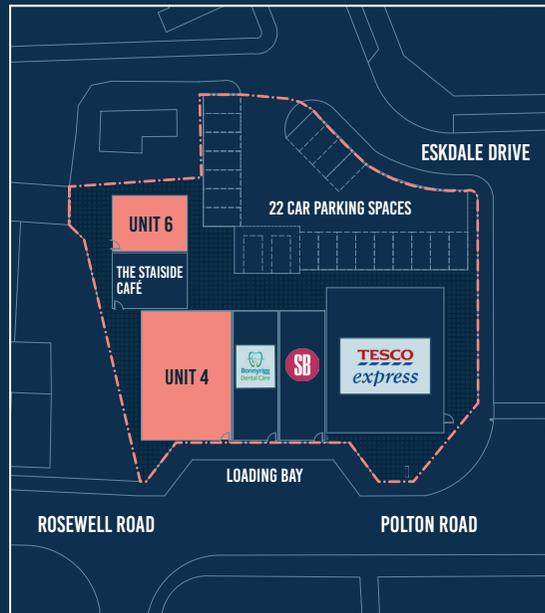
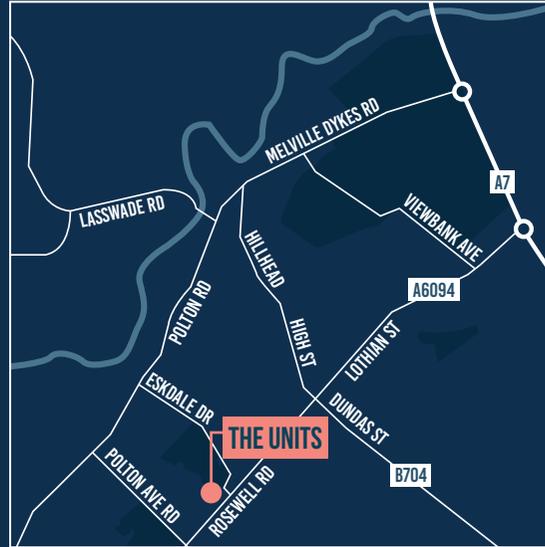
Bonnyrigg having a resident population of 13,500 is situated within Midlothian, approximately 9 miles to the south of Edinburgh City Centre and easily accessible from the City Bypass, A7 & A1. The town continues to grow with over 400 new homes already built or planned on the outskirts and further land allocated for additional new housing.

This easily accessible neighbourhood centre is located on Rosewell Road at its junction with Eskdale Drive, only 0.5 miles south west of Bonnyrigg town centre. Immediately adjacent to the subjects is the new Lasswade Centre which incorporates Lasswade High School and a state of the art Community Hub facility serving the town. The school accommodates circa 1,480 pupils. In addition the newly completed St Mary's Primary School is situated directly opposite.

## DESCRIPTION

The development comprises a purpose built single storey mixed use commercial parade consisting of 6 individual units anchored by a 4,240 sq ft Tesco Express convenience store and benefits from 22 dedicated car parking spaces. The subjects share access with the Lasswade Centre directly off Rosewell Road, complementing the existing neighbourhood centre and which will enjoy the synergy created from close proximity to this vibrant community facility.

UNIT	TENANT	SQ FT	SQ M
1		4,240	393.90
2		1,047	97.26
3		1,000	92.90
4	TO LET	2,040	189.52
5		747	69.39
6	TO LET	746	69.30



## LEASE TERMS

The premises are available on the basis of new full repairing and insuring leases, subject to 5 yearly upward only rent reviews.

## RATING

**Unit 4:** Rateable Value - £25,800  
**Unit 6:** Rateable Value - £12,800

Further information from Scottish Assessor's website: [www.saa.gov.uk](http://www.saa.gov.uk)

## RENT

On application.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in any transaction, with the ingoing tenant being responsible for any LBTT, registration dues and VAT payable thereon.

## FURTHER INFORMATION

Viewing and all other enquiries available by contacting the agents:



**Alastair Rowe**  
 0131 558 5140 / 07747 747280  
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## EPC

**Unit 4:** EPC Rating - G  
**Unit 6:** EPC Rating - F

Copies available on request.

## VAT

All prices, rents etc will be subject to VAT at the prevailing rate.

## SERVICE CHARGE

The current on account annual service charge is as follows

**Unit 4:** £2,259  
**Unit 6:** £826



**Jack Campbell**  
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