TO LET

Unit 4

2,040 sq.ft

(189.5 sq.m)

22 car parking spaces on site



SUBJECT TO VP

M UNIT 4

Staiside Court, Roseside Road
Bonnyrigg, Midlothian
EH19 3PA

Anchored by TESCO Express

STAISIDE COURT

UNIT 4

LOCATION
Bonnyrigg is a town situated in Midlothian, approximately 9 miles south of Edinburgh City Centre. The town is easily accessible via the City Bypass, A7 and A1, and has a residential population of approximately 18,235 people.

The subject is situated in Staiside Court, a neighbourhood centre approximately ½ a mile south of Bonnyrigg town centre. It is adjacent to the Lasswade Centre, which incorporates Lasswade High School and Community Hub, serving approximately 1,480 pupils.

The subject occupies the ground floor of a single storey mixed use commercial parade comprising of 6 units, anchored by a 4,240 sq ft Tesco Express. It benefits from 22 customer car parking spaces. Neighbouring occupiers include Tesco Express, Bonnyrigg Dental Care, Side Street Burger, Sunset Beach Tanning Salon and Flavours.

ACCOMMODATION
The subject comprises of a fully glazed frontage, main sales area, WC and rear access via Polton Street.

AREA
2,040 sq.ft (189.5 sq.m)

RENT
£35,000 per annum exclusive.

RATES & RATEABLE VALUE
Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2025/26 of £6,773.

SERVICE CHARGE
£6,480 per annum plus VAT

INSURANCE
Building Insurance: £677 per annum plus VAT

ENERGY PERFORMANCE
Further information available upon request.

LEGAL COSTS
Each party is responsible for their own legal costs.

VAT
VAT is payable on all sums due to the landlord under the terms of the lease.





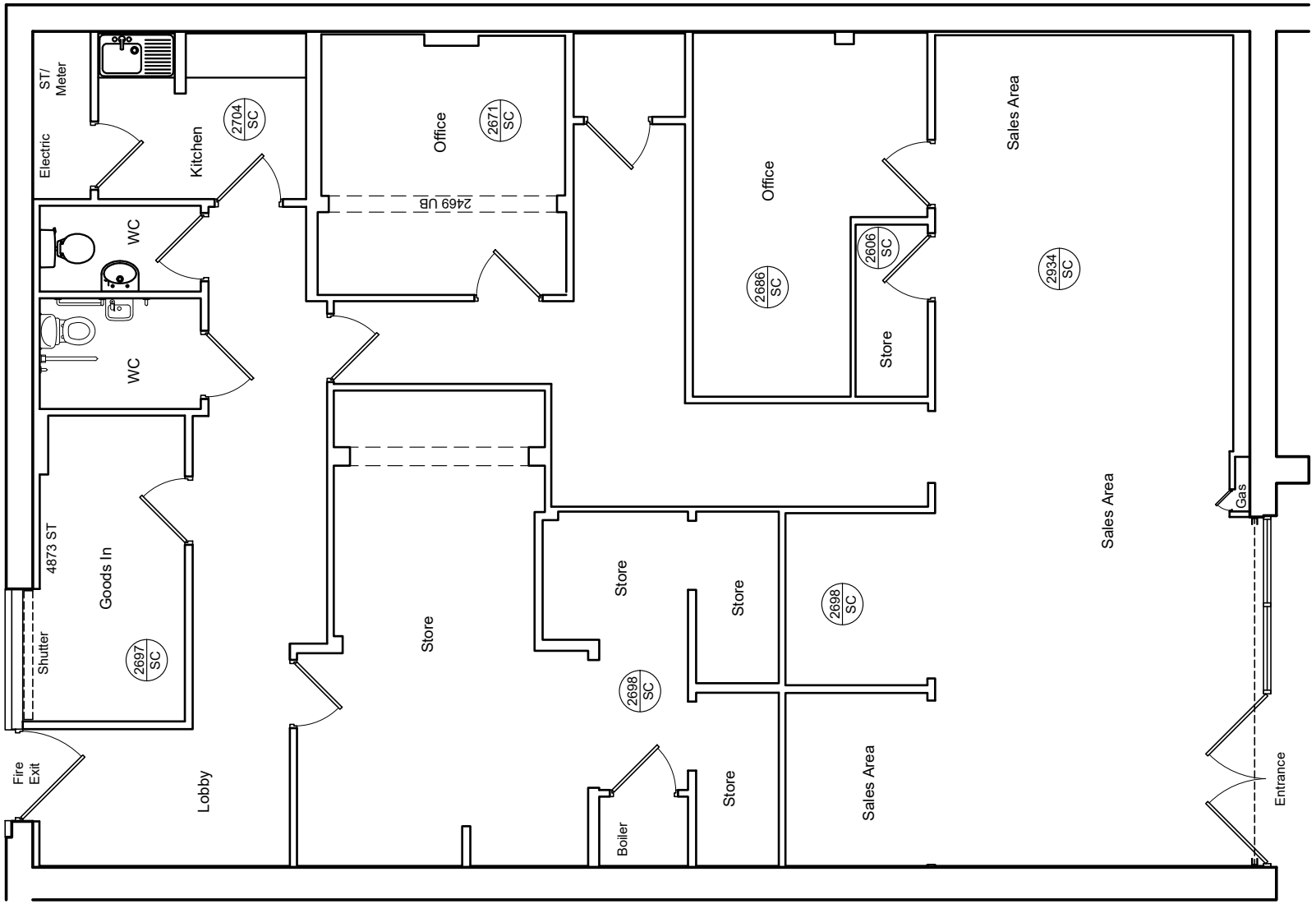
5,580 sq.ft
Total Development Size

5
Retail units on site

loosed.redefined.geology
What Three Words

STAISIDE COURT

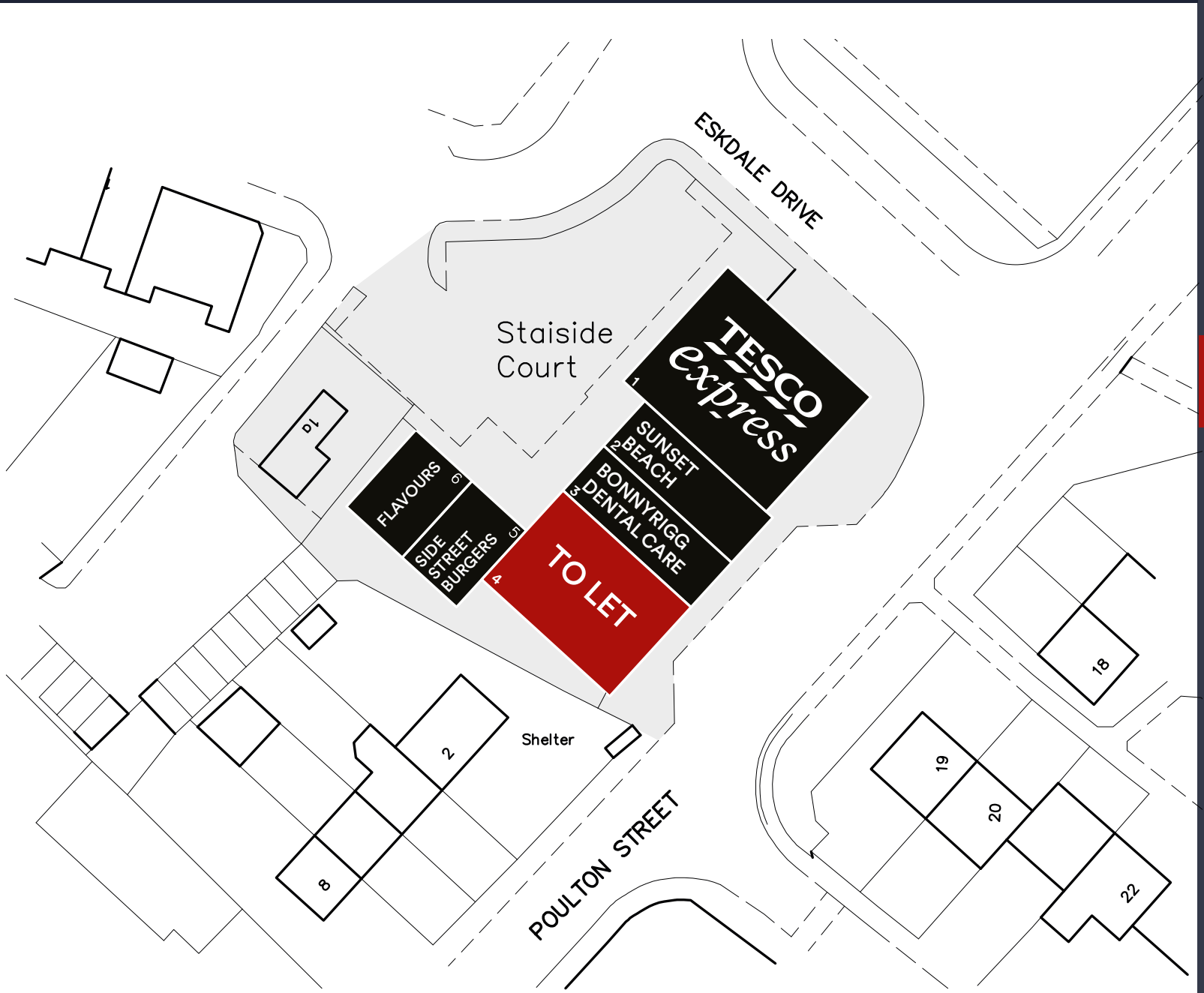
Floor Plan



STAISIDE COURT

UNIT 4

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