

Midlothian  Estates

To Let

Former Leisure Centre



King George V Park, Bonnyrigg

Offers are invited

Closing date 12th May 2014

Midlothian Council • Resources • Midlothian House
Buccleuch Street • Dalkeith EH22 1DJ • 0131 271 3483

LOCATION

The property is situated to the south of Bonnyrigg town centre, approximately 8 miles south of Edinburgh. It is located within an attractive public park setting and car parking is available outside.

DESCRIPTION

The property is a 2-storey former leisure centre, considered suitable for community use. It currently benefits from Use Class Order 11.

ACCOMODATION

The accommodation is on ground and first floors with a total gross internal area of approximately 1,860m² (20,015ft²).

RATEABLE VALUE

The property is assessed for rating purposes with a rateable value of £130,250. Poundage (pence in the pound) Rate that will apply in Scotland from 1 April 2014 will be 47.1p.

LEASE

The premises are available on a 25-year Full Repairing and Insuring basis. Rent reviews will be undertaken at 5-yearly intervals.

PLANNING

The property benefits from Class 11 Assembly and Leisure consent therefore is suitable for community uses.

VAT

The property is not registered for VAT.

LEGAL COSTS

The lessor will be responsible for both parties' associated legal and administrative costs.

NOTE

The services have not been tested and accordingly it is not claimed that such services have been property installed and are functioning.

VIEWING

By appointment only. Please call the Estates team on 0131 271 3483 to arrange a viewing.

CLOSING DATE AND DETAILS FOR SUBMITTING OFFERS

1. The closing date for offers is Monday 12th May 2014 at 12 noon prompt. A report on the offers received may be submitted to the Council's Cabinet for approval. Offerers are, therefore, requested not to limit the date for acceptance of their offer for at least three weeks from the closing date.
2. Offers should clearly state the property to which the offer relates.
3. An official "offer envelope" is enclosed. All offers must be made in this envelope and the offerer should write his/her name and address in the space provided. Any additional material for submission or presentation must be suitably sealed, labelled and attached to the offer envelope.
- 4. Only a solicitor's offer will be considered for acceptance by the Council.**
5. Any offers received after 12 noon on the closing date will be returned unopened and will not be taken into consideration by the Council.
6. All offers should be sent to:

Director
Resources
Midlothian Council
Midlothian House
Buccleuch Street
Dalkeith
Midlothian EH22 1DJ

- (a) Offers received by post will be acknowledged after the closing date.
- (b) Offers delivered by hand must be passed to a member of the Director, Resources' staff and a receipt obtained.
7. The Council does not bind itself to accept the highest or any offer.
8. Offers received by fax will not be accepted.
9. Offers must be submitted in accordance with the above instructions. Failure to do so will result in the offer being declared void.
10. Since the leasing / buying of land or property is a serious undertaking, you are strongly recommended to take appropriate professional advice.

ENQUIRIES

Sales and Marketing

Estates Section
Resources
Midlothian Council
Midlothian House
Buccleuch Street
Dalkeith
EH22 1DJ
Tel: 0131 271 3483

Economic Development

Economic Development
Resources
Fairfield House
8 Lothian Road
Dalkeith
EH22 1AG

Jane Crawford
Tel: 0131 271 3427

Planning and Building Standards

Planning Unit
Education, Communities & Economy
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3ZN

A. Planning

Planning Information Officer
Tel: 0131 271 3302

B. Building Standards

John Delamar
Tel: 0131 271 3322

Highways and Parking

Transportation Policy
Resources
Fairfield House
8 Lothian Road
Dalkeith
EH22 3ZY

Jim Gilfillan
Tel: 0131 271 3512

Others

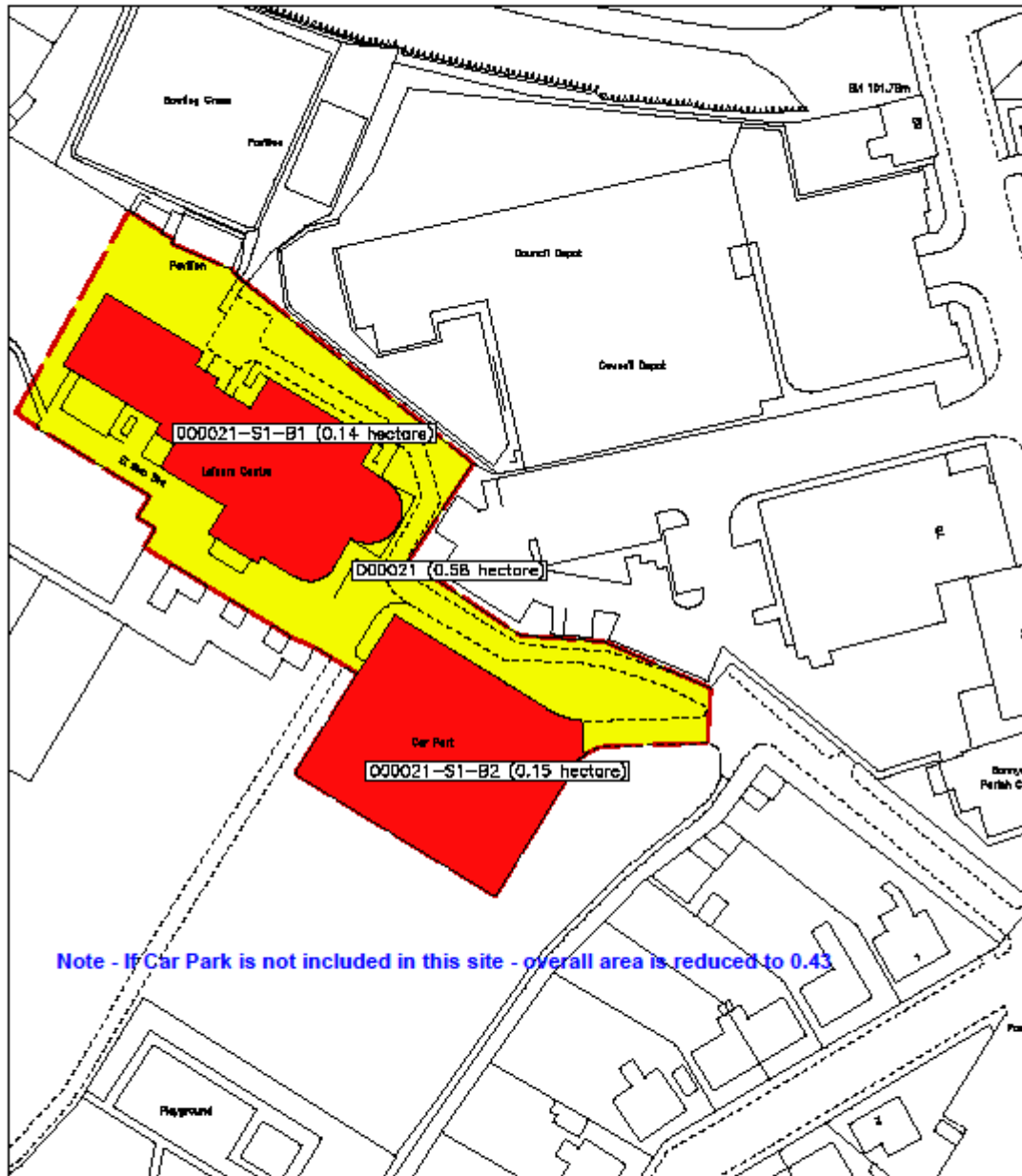
Scottish Power
Telferton House
53 Fishwives Causeway
Telferton Industrial Estate
Edinburgh
EH7 6UX


Tel: 0131 272 4335

Transco (Plant Location)
95 Kilbirnie Street
Glasgow
G5 8JD

Tel: 0141 418 4093

Leisure Centre Site - King George V Park, Bonnyrigg




Midlothian
 Corporate Resources
 Midlothian House
 40 Buccleuch Street
 Dalkeith EH22 1DN

Plan Ref: Leisure Centre
 File Ref: 000021
 Scale: 1:1000
 Date: 19/01/2011

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BADGER Layout: Corporate Resources (Mid House) A4P condensed (e-mail)