

Midlothian  Estates

# To Let

Former Leisure Centre



**King George V Park, Bonnyrigg**

Offers are invited

Closing date 6<sup>th</sup> January 2014

## **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.

## **ACCOMMODATION**

The accommodation is on ground and first floors with a total gross internal area of approximately 1,860m<sup>2</sup> (20,015ft<sup>2</sup>).

## **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 2013 will be 46.2p

## **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 6<sup>th</sup> January 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  
Education, Community & Economy  
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, Education Communities & Economy's 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  
Education, Community & Economy  
Midlothian Council  
Midlothian House  
Buccleuch Street  
Dalkeith  
EH22 1DJ

Tel: 0131 271 3483

Midlothian Council, Education, Community & Economy, Midlothian House, Buccleuch Street, Dalkeith, EH22 1DJ  
Former Bonnyrigg Leisure Centre – sales particulars 2013.

**Economic Development**

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

Jane Crawford  
Tel: 0131 271 3427

**Planning and Building Standards**

Planning Unit  
Corporate Resources  
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  
Corporate Resources  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3ZY

Jim Gilfillan  
Tel: 0131 271 3512

**Others**

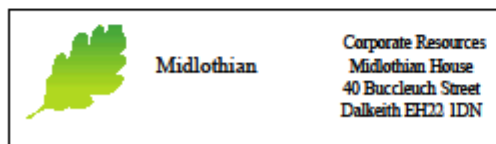
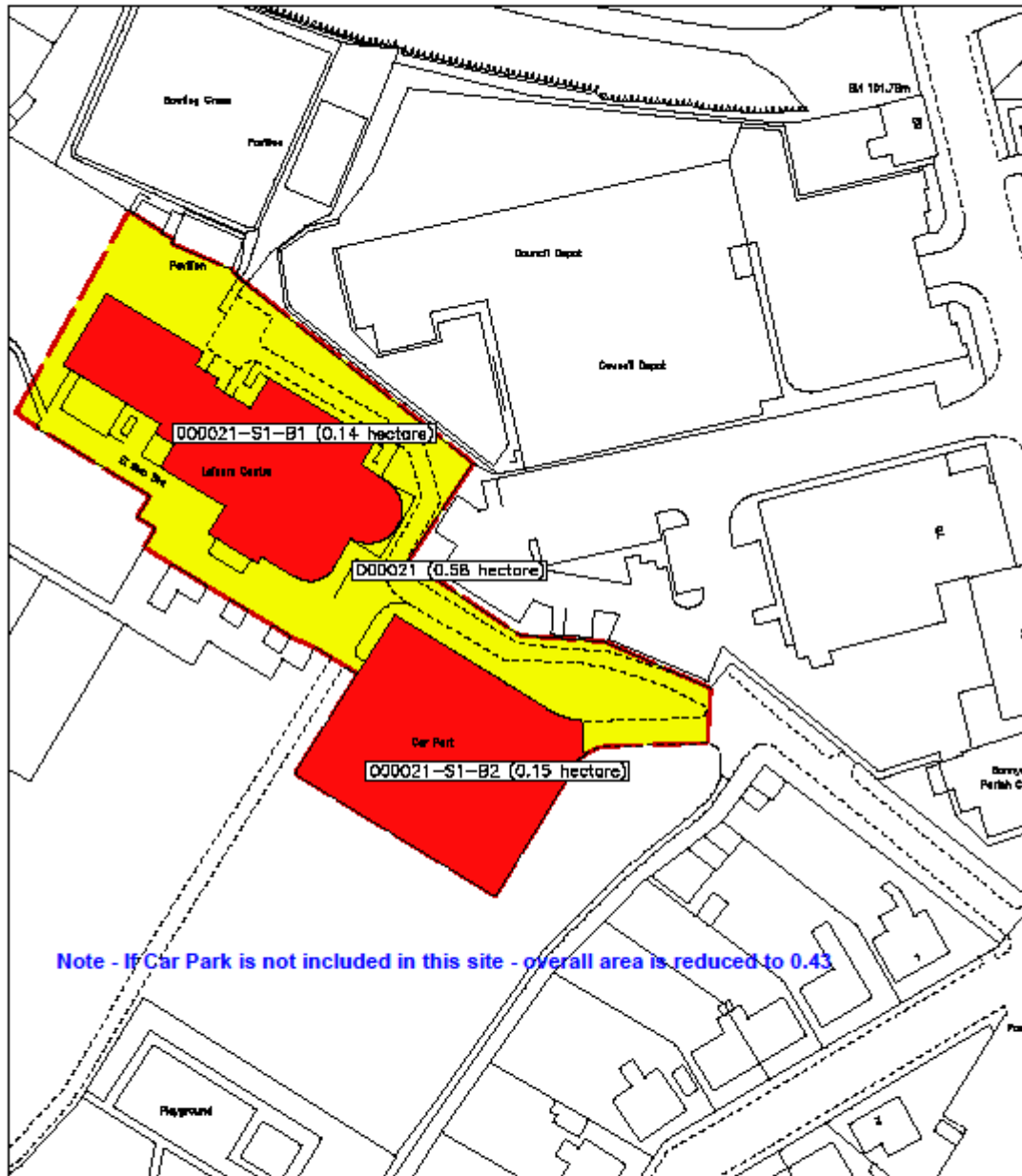
Scottish Power  
Telferton House  
53 Fishwives Causeway  
Telferton Industrial Estate  
Edinburgh  
EH7 6UX

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



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