

TO LET

SELF-CONTAINED CLASS 4 PREMISES

Prominently positioned at the entrance
to the prestigious Dalkeith Country
Park

Offers over £12,000 per annum

Refurbished to exceptional standard
with meeting room and break-out areas

Premises extend to 50.78 sqm (547
sqft)

Turn-key condition, ready for
occupation immediately

Suitable for a variety of occupiers
subject to the necessary planning
consents



VIRTUAL TOUR



TOWNGATE LODGE, DALKEITH COUNTRY PARK, EH22 2NA

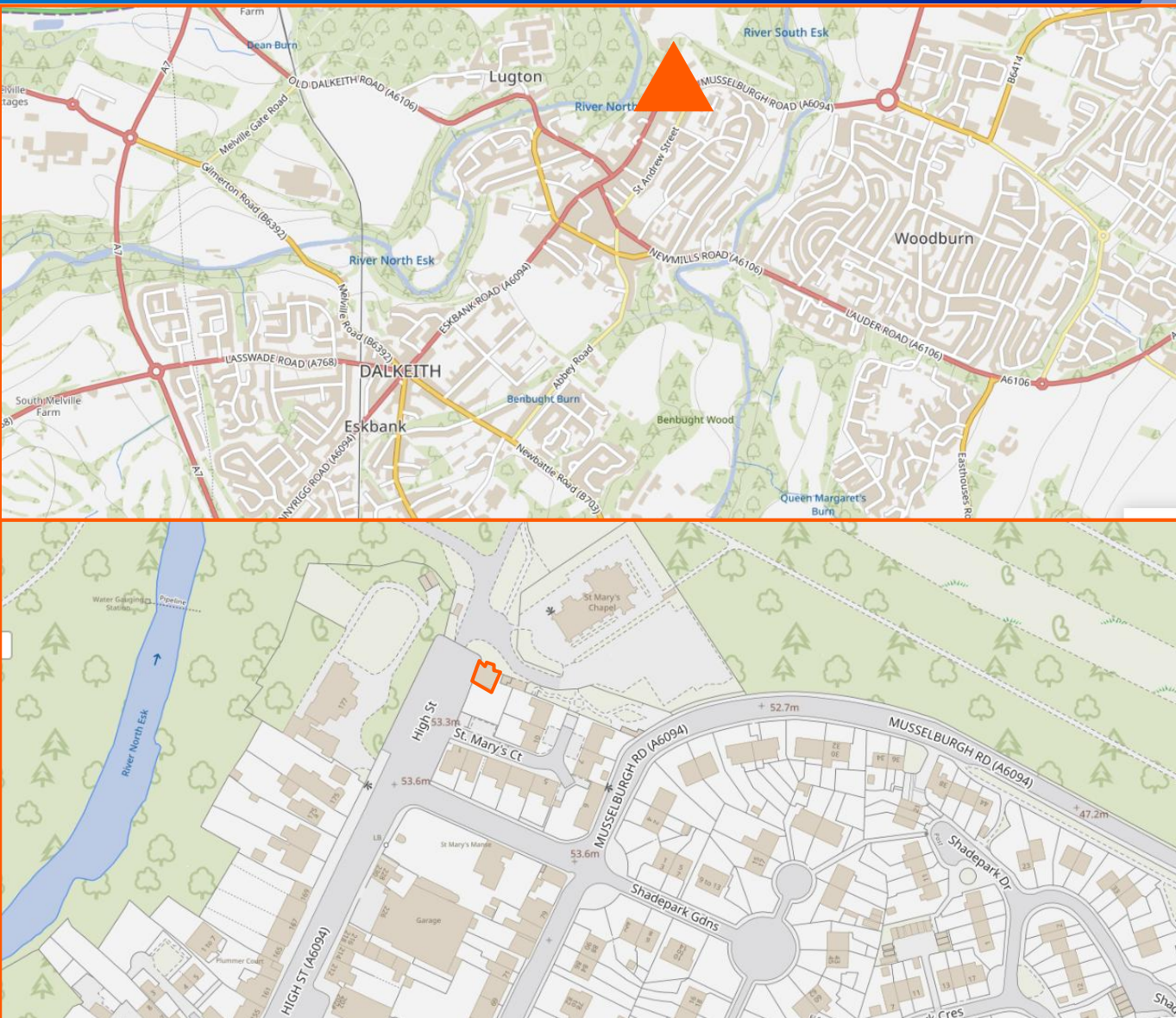
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Location

TOWNGATE LODGE, DALKEITH COUNTRY PARK, EH22 2NA



Location

The subject property is situated at the main entrance of Dalkeith Country Park, approximately eight miles south of Edinburgh in the Midlothian town of Dalkeith. The location benefits from excellent transport connections via the A7 and Edinburgh City Bypass (A720), with regular bus services and nearby rail links providing convenient access to Edinburgh and the surrounding area.

Extending to approximately 1,000 acres, Dalkeith Country Park is one of Scotland's prestigious country estates, combining historic parkland with a thriving year-round visitor destination.

The Park offers scenic woodland walks, abundant wildlife and a range of attractions, including the renowned Fort Douglas Adventure Playground, Go Ape treetop adventures, and the Restoration Yard, which is home to an award-winning restaurant and café, boutique retail, wellness facilities and a programme of seasonal events that attract visitors from across Scotland.

Towngate Lodge benefits from excellent roadside exposure & strong level of footfall, providing a unique leasehold opportunity within one of Scotland's leading visitor attractions.

**Rarely Available Leasehold Opportunity
within the Vibrant Dalkeith Country Park**



WHAT 3 WORDS



Description

TOWNGATE LODGE, DALKEITH COUNTRY PARK, EH22 2NA



Description

The subject comprises of a single storey distinctive period gatehouse that serves as one of the main gateways to the estate. The property lies within a conservation area, and a Garden and Designed Landscape Boundary. The premises benefits from multiple large windows allowing natural light to enter through the building, creating a bright and welcoming atmosphere.

Internally, the Towngate Lodge has been maintained to a high standard, providing versatile, high-quality accommodation. The property benefits from well-proportioned office space, a break-out area and a boardroom / directors' office. This collaborative working environment offers occupiers a welcoming, comfortable and adaptable space suitable for a variety of uses. Additionally, the property benefits from a staff room, W/C facilities, storage space & garden to the rear.

The configuration of the property provides opportunities for professional services, café or office use.

Accommodation

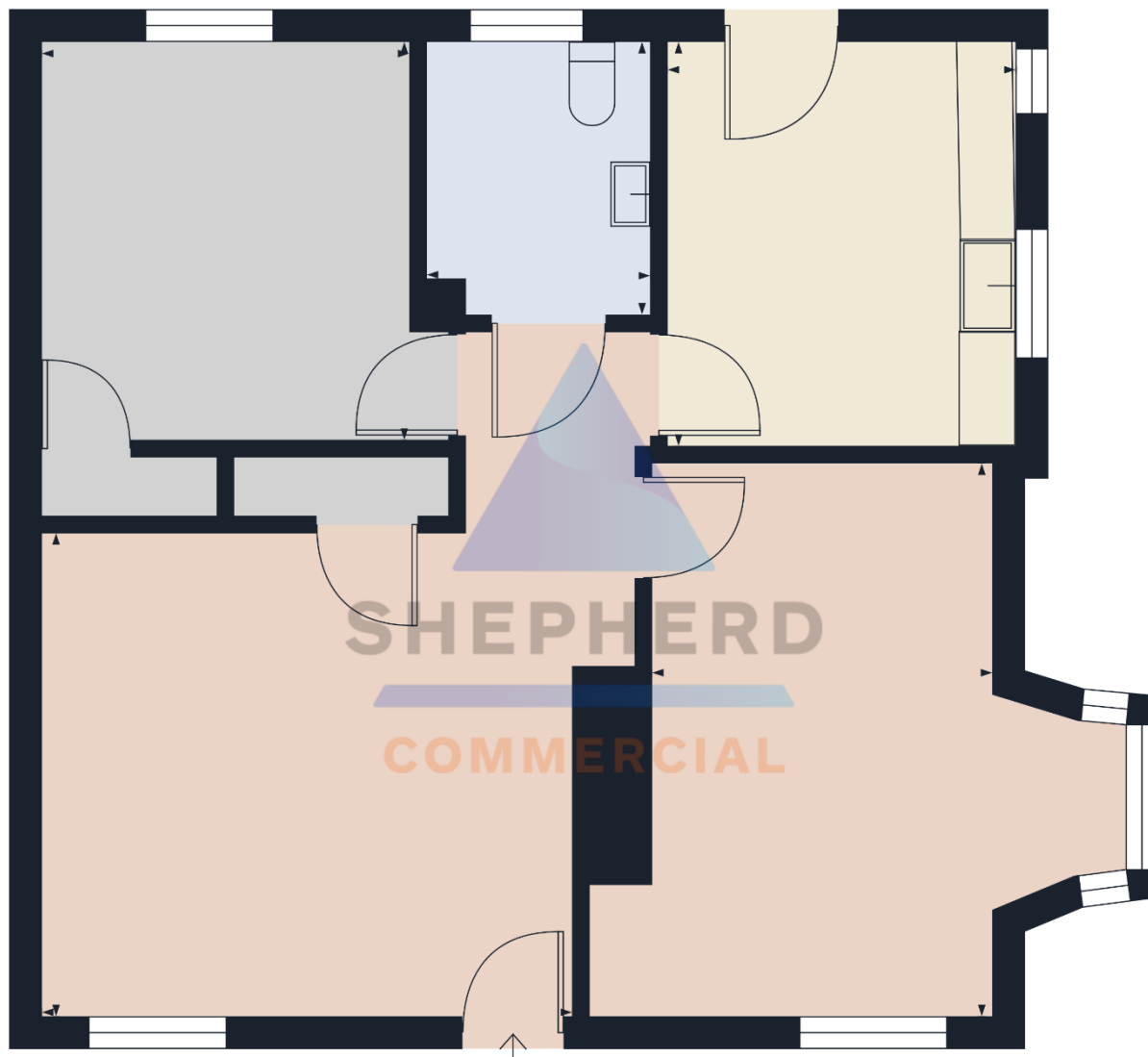
Description	m ²	ft ²
Ground Floor	50.78	547
Total	50.78	547

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

TOWNGATE LODGE, DALKEITH COUNTRY
PARK, EH22 2NA





Gallery

TOWNGATE LODGE, DALKEITH COUNTRY
PARK, EH22 2NA





Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £12,000 per annum.

Rateable Value

The subjects will be required to be reassessed upon entry of a new tenant.

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.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

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

Legal Costs

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

Planning

The Estate is entering an exciting new phase, with plans currently progressing for the development of high-quality holiday accommodation within the Park. The proposed development of 84 holiday lodges will significantly enhance the Estate's visitor offering, creating new opportunities for guests to enjoy extended stays and experience everything the Park and its surroundings have to offer.

This planned investment reflects the Estate's long-term vision to broaden its appeal as a premier leisure and visitor destination while complementing the existing attractions and natural environment.

For more information on the proposal, please visit the Midlothian Council Planning Portal and search for planning reference 26/00316/DPP.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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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