THE WORKS

SHAWFAIR PARK
MIDLOTHIAN | EH22 1FD

CAFE / RESTAURANT OPPORTUNITY

TO LET

Leasehold Opportunities
Café - 2,500 sq ft
Retail/commercial premises - 5,000 sq ft



LOCATION

Shawfair is an exciting new suburb of Edinburgh which is situated 5 miles to the south-east of the city centre.

It is the largest urban expansion programme in the area where 4,000 new, high-quality homes are being built together with commercial, education, healthcare and public amenities.

As it currently stands almost 1,000 houses are either built or under construction with a further 1,000 either consented or under offer. National housebuilders such as Miller Homes, Bellway, Dandara, Springfield, Mactaggart & Mickel and Robertson Homes all have representation within the wider Shawfair.

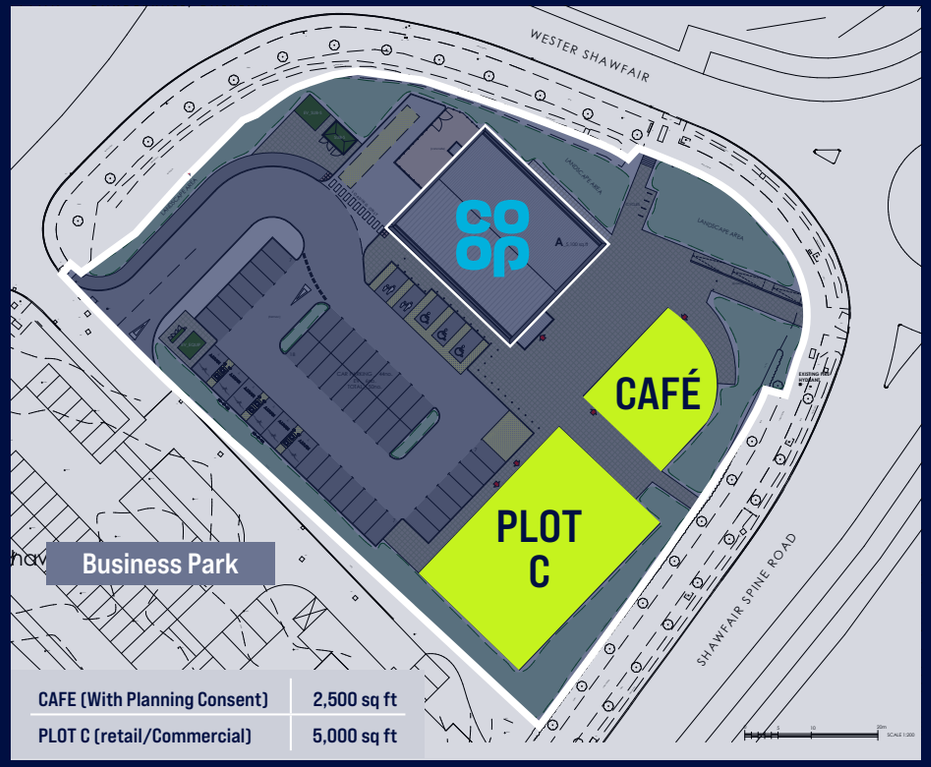
The Business Park is strategically positioned approximately 700 metres from the major Sheriffhall Roundabout. It is located on the main A7 which experiences over 8,000 daily vehicle movements.

The business park boasts a number of significant occupiers for Midlothian including the Scottish Qualifications Authority, Spire Private Hospital and Marstons Pub/Restaurant.

David Lloyd Health Club is immediately opposite the cafe / restaurant opportunity and has over 3,000 members. This adjoins the Park & Ride which has over 560 spaces and provides a regular express bus service to and from the city centre. In addition, Shawfair Railway Station provides regular connections to Edinburgh Waverley in under 15 minute



RETAIL / COMMERCIAL OPPORTUNITIES



CAFE (With Planning Consent)	2,500 sq ft
PLOT C (retail/Commercial)	5,000 sq ft

Over 8,000 vehicle movements on the A7

Over 3,000 members at David Lloyd

Over 300 patient and staff visits per day to the Spire Hospital

560 space park and ride adjacent

Up to 4,000 new homes being developed adjacent

Over 150,000 sq ft of commercial space developed on the park to date

200,000 population within a 15 minute drive time

Over 18,000 cars per annum expected to use the Ionity Rapid EV chargers

DESCRIPTION

CAFÉ

- High-quality café/restaurant building with prominent glazed frontage on to the roundabout
- Detailed planning permission in place

PLOT C

- Retail/commercial premises up to 5,000sqft
- Does not benefit from detailed planning permission

The two buildings shown in green on the adjoining plan will only be constructed when leasehold terms are agreed with occupiers.

Detailed planning consent is in place which will minimise the time between agreeing terms and mobilising the contractors.

RENT
To be discussed with agents.

RATES
Assessed on completion.

ENERGY PERFORMANCE CERTIFICATE
Assessed on completion.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in any transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

TERMS & FURTHER INFORMATION

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BUCCLEUCH PROPERTY

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CBRE

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