

FOR SALE

TOILET BLOCK WITH POTENTIAL FOR CONVERSION



7 HUNTERFIELD ROAD GOREBRIDGE, EH23 4TP

43.60 SQ M (469 SQ FT)

- Close to Town Centre.
- Potential to Convert to Variety of Uses (planning required).
- Main Road Frontage.

B&S
Burns & Shaw
Property Consultants
0131 315 0029

SAT NAV:
EH23 4TP

TOILET BLOCK WITH POTENTIAL FOR CONVERSION

7 HUNTERFIELD ROAD

GOREBRIDGE, EH23 4TP

LOCATION

Gorebridge with a resident population of circa 9,000 people is a former mining village situated approximately 11 miles to the South East of Edinburgh City Centre. The town benefits from easy access to Edinburgh via the A7 or the Borders Railway line that runs from Tweedbank to Edinburgh Waverley with a dedicated stop in Gorebridge.

The subjects are situated on Hunterfield Road close to its junction with Main Street. The surrounding area is a mix of residential flats/houses, small shops/ commercial properties and a public car park.

DESCRIPTION

The subjects comprise a single storey building with blockwork and roughcast elevations under a flat felt roof set in a landscaped area.

Internally the premises is laid out as a purpose built toilet block with ladies, gents and disabled facilities along with an office and water storage cupboard. The premises benefit from the provision of water and electricity.

ACCOMMODATION

The premises provide the following gross internal areas: -

SQ M	SQ FT
43.60	469

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the premises is available on request.

ENTRY

Entry will be upon conclusion of formal legal missives.

LEGAL & ADMINISTRATION COSTS.

The Purchaser will be liable to pay the Council's legal and administration costs incurred in the transaction.



RATEABLE VALUE

The Scottish Assessors Association website show the premises entered in the Valuation Roll as follows: -

DESCRIPTION	RATEABLE VALUE
Public Convenience	£5,600

QUOTING PRICE

Our clients are seeking to sell the heritable interest in the premise and are inviting offers in excess of £40,000 exclusive of VAT.

PLANNING

Planning consent will be required for any change of use. For all planning enquiries, please email development.management@midlothian.gov.uk

ENTRY

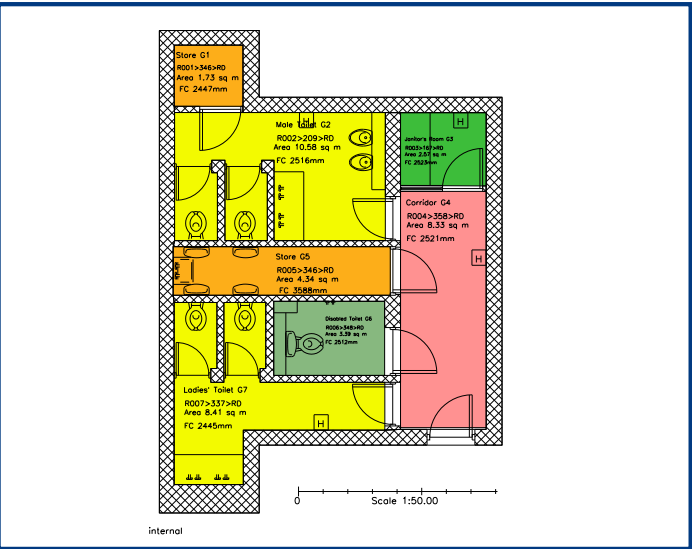
Entry will be upon conclusion of formal legal missives.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact: -

Niall Burns: D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

Bill Adams – 07716 358 540.



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