THE VICTORIA

35 THE BRAE · AUCHENDINNY · EH26 0QU

A landmark commercial opportunity with exceptional flexibility

FOR SALE · OFFERS OVER £350,000



Brought to Market by ime Property Agents

The Victoria is a distinctive and rarely available commercial property with a prominent village setting, substantial ground-floor accommodation and genuine flexibility for a range of future uses. Its character, scale and secure external areas create an appealing opportunity for owner-occupiers, investors and developers.

Formerly a coaching inn and village public house, the property combines a recognisable frontage with adaptable space for commercial, community or redevelopment-led proposals, subject to the necessary consents. A secure car park, generous rear ground, an additional plot, and the separately available two-bedroom flat add further scope.

To discuss this opportunity, call 0131 290 2350 or visit www.ime.co.uk

A Rarely Available Commercial Sales Property

The Victoria is a prominent and characterful commercial property at the heart of Auchendinny. Formerly a coaching inn and village public house, the building now offers substantial, adaptable ground-floor accommodation suited to owner-occupiers, investors and developers seeking space with genuine presence and broad potential.

The open-plan principal space was most recently used as an art studio and workshop, supported by ancillary rooms, storage and WC facilities. Its scale, accessibility and secure external areas could accommodate a wide variety of uses—including a nursery, medical or dental practice, neighbourhood supermarket, art studio, office, showroom or trade-related operation—subject in every case to the necessary planning and statutory consents. A modern two-bedroom flat above may also be acquired by separate negotiation.

Property Highlights

Freehold opportunity	**Offers over £350,000**
Site approximately 0.33 acres	Current buildings approximately 215 m^2
Secure gated car park	Generous rear external space
Rateable value: £13,100	EPC available on request

Space With Possibility

Flexible Accommodation

The premise comprises the ground floor and courtyard space of part two-storey and part single-storey stone-built accommodation beneath pitched slate and flat felt roofs. At ground level, the principal open-plan area provides generous, usable floor space with supporting rooms, circulation space, storage and WC facilities. The configuration offers a strong base for fit-out and reconfiguration to meet a future occupier's operational requirements.

Potential Uses

Potential configurations include an early-years nursery, doctors' surgery, dental practice, convenience supermarket, creative studio, professional offices, showroom or specialist trade premises. These examples are suggestive only; interested parties must make their own enquiries with Midlothian Council regarding planning, licensing, building standards and all other consents. The current use is Art Gallery with workshop.

Site & Parking

Externally, The Victoria benefits from a secure, gated and well-maintained car park approached directly from The Brae. A generous area of external space to the rear gives added operational flexibility for customer parking, servicing, secure storage or amenity use, subject to consents and purchaser requirements.



Connected Village Location

Auchendinny is a well-connected Midlothian village positioned just off the A701, with convenient access to Penicuik, Roslin, Edinburgh and the City Bypass. The subjects occupy a visible position on the west side of The Brae, the village's principal route, within an established residential catchment that supports a range of community, convenience and professional uses.

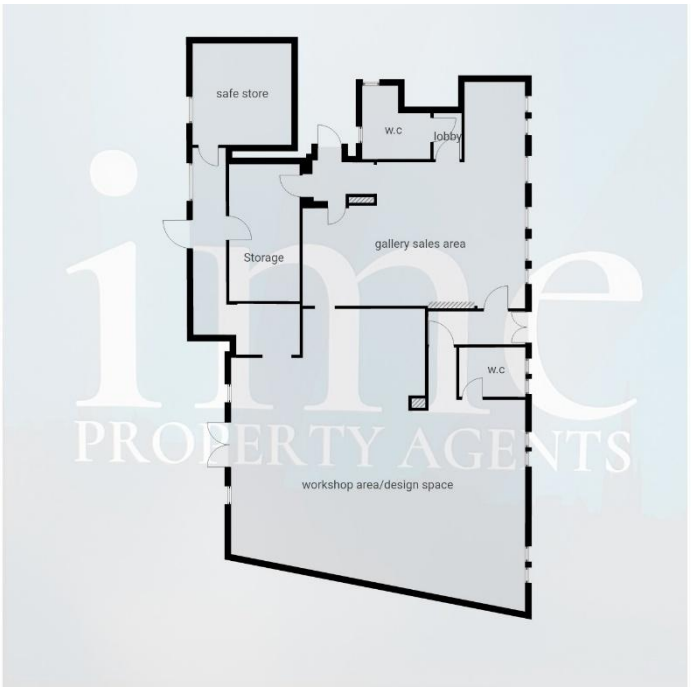
A Place in Local History

Known locally as The Victoria Inn, the property has been associated with village life for generations. Its distinctive 1920s core remains central to its identity, offering a recognisable frontage and a compelling sense of heritage for a future occupier or redevelopment concept.

Two-Bedroom Upper Flat

A well-maintained two-bedroom flat above is available by separate negotiation. It provides an open-plan kitchen and living space, two bedrooms, a modern bathroom and generous attic storage, creating scope for staff accommodation, owner occupation or an additional investment holding, subject to legal and planning advice.

Floor Plan



Viewing & Further Information

ime Property Agents
Independent commercial property advisors in Edinburgh & the Lothians
12 Home Street, Edinburgh, EH3 9LY
0131 290 2350 · www.ime.co.uk

Viewing is strictly by appointment through ime Property Agents. Please contact the agency team on 0131 290 2350 to discuss the opportunity or arrange access.

The property is offered for sale on a freehold basis, with offers over £350,000 invited. The rateable value is stated as £13,100; prospective purchasers should verify current rates liability and any relief directly with the relevant authority. Unless otherwise stated, prices are quoted exclusive of VAT. Each party is responsible for its own legal costs, with the purchaser responsible for LBTT, registration dues and any VAT properly incurred. These particulars are intended as a general guide only and do not constitute an offer or contract. Measurements, areas, descriptions and suggested uses must be independently verified. All alternative uses, alterations and development proposals are subject to the necessary planning and statutory consents.

Existing Property Photography

1. External
2. Internal main space
3. 2-bedroom dwelling above
4. Parking/Courtyard









Existing Property Photography

1. External
2. Courtyard/Side Elevation
4. Internal Main Area
4. Internal Secondary Main Area



Potential Uses

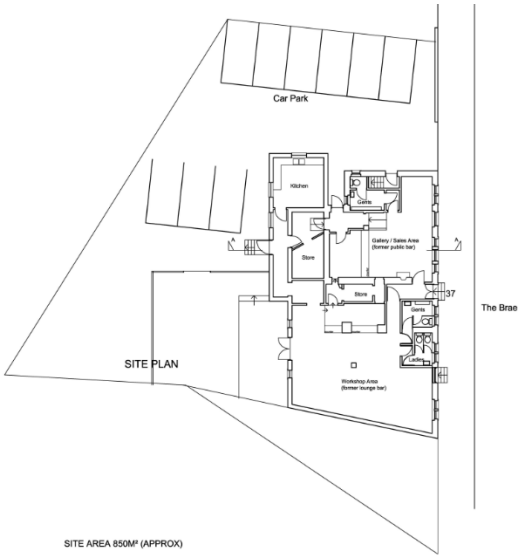
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Illustrative imagery only. All uses, alterations and fit-out proposals are subject to planning and statutory consents.

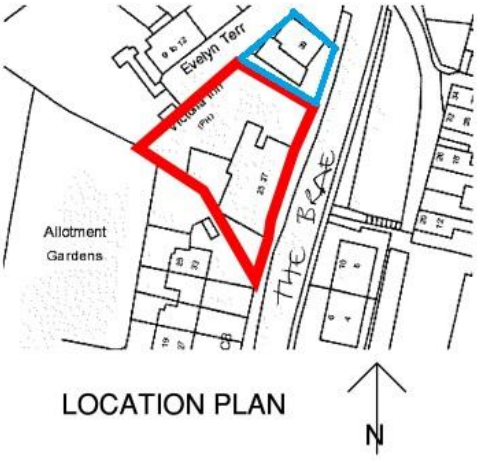
Site Details

The location plan identifies the principal subjects outlined in red. The additional area outlined in blue has been acquired by the owner and is also available, offering purchasers further flexibility alongside the main property.









A Growing Residential Catchment

Auchendinny sits within an expanding Midlothian market. The latest available housing audit identifies a substantial pipeline of consented and under-construction homes within three miles, while the existing catchment already includes a sizeable cohort of younger adults and families. Together, these trends strengthen the case for commercial, community, convenience and professional services at The Victoria.

1,262 **homes still to deliver across 16 audited sites**	**3,791** **residents aged 25–34**
29,731 **usual residents within the modelled catchment**	**13,099** resident households

Why This Matters for The Victoria

- **More homes, more local demand.** The audited pipeline records 1,262 homes still to deliver across 16 consented or under-construction sites within the three-mile catchment as of 31 March 2025.
- **A strong younger-adult market.** The 2022 Census approximation identifies 3,791 residents aged 25–34, supporting demand for convenient, modern services close to home.
- **An established family base.** Approximately 5,200 children aged 0–15 live within the modelled catchment, alongside around 13,100 households.
- **Commercial visibility.** The A701 carries approximately 11,800 vehicle movements on an average day, according to the Department for Transport's 2025 estimate.

Positioned for the next phase of growth. The Victoria offers adaptable accommodation in a catchment where new housing delivery, an established younger-adult population and a substantial family market create a compelling base for occupiers focused on local convenience and community needs.

Source: EH26 0QU Catchment Report, evidence reviewed 30 September 2026. Housing balances reflect the Midlothian Housing Land Audit position at 31 March 2025 and are historical pipeline figures, not a guarantee of delivery. Population and age figures are approximate 2022 Census catchment estimates. The data evidences a substantial existing 25–34 cohort but does not, by itself, measure recent inward migration.