

# TO LET

Unit 4  
2,040 sq.ft  
(189.5 sq.m)

22 car parking spaces on site



SUBJECT TO VP

**M** UNIT 4

al Care

**TO LET**  
ALL ENQUIRIES  
FYCO 0131 226 2641  
LCP 07741 726 425  
Wright Buchanan 0141 248 1016

THE WHITE DRESS

Staiside Court, Rosaside Road  
Bonnyrigg, Midlothian  
EH19 3PA

Anchored by  
**TESCO**  
Express

**LOCATION**

Bonnyrigg is a town situated in Midlothian, approximately 9 miles south of Edinburgh City Centre. The town is easily accessible via the City Bypass, A7 and A1, and has a residential population of approximately 18,235 people.

The subject is situated in Staiside Court, a neighbourhood centre approximately ½ a mile south of Bonnyrigg town centre. It is adjacent to the Lasswade Centre, which incorporates Lasswade High School and Community Hub, serving approximately 1,480 pupils.

The subject occupies the ground floor of a single storey mixed use commercial parade comprising of 6 units, anchored by a 4,240 sq ft Tesco Express. It benefits from 22 customer car parking spaces. Neighbouring occupiers include Tesco Express, Bonnyrigg Dental Care, Side Street Burger, Sunset Beach Tanning Salon and Flavours.

**ACCOMMODATION**

The subject comprises of a fully glazed frontage, main sales area, WC and rear access via Polton Street.

**AREA**

2,040 sq.ft (189.5 sq.m)

**RENT**

£35,000 per annum exclusive.

**RATES & RATEABLE VALUE**

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2025/26 of £6,773.

**SERVICE CHARGE**

£6,480 per annum plus VAT

**INSURANCE**

Building Insurance: £677 per annum plus VAT

**ENERGY PERFORMANCE**

Further information available upon request.

**LEGAL COSTS**

Each party is responsible for their own legal costs.

**VAT**

VAT is payable on all sums due to the landlord under the terms of the lease.



**5,580** sq.ft

Total Development Size



**5**

Retail units on site



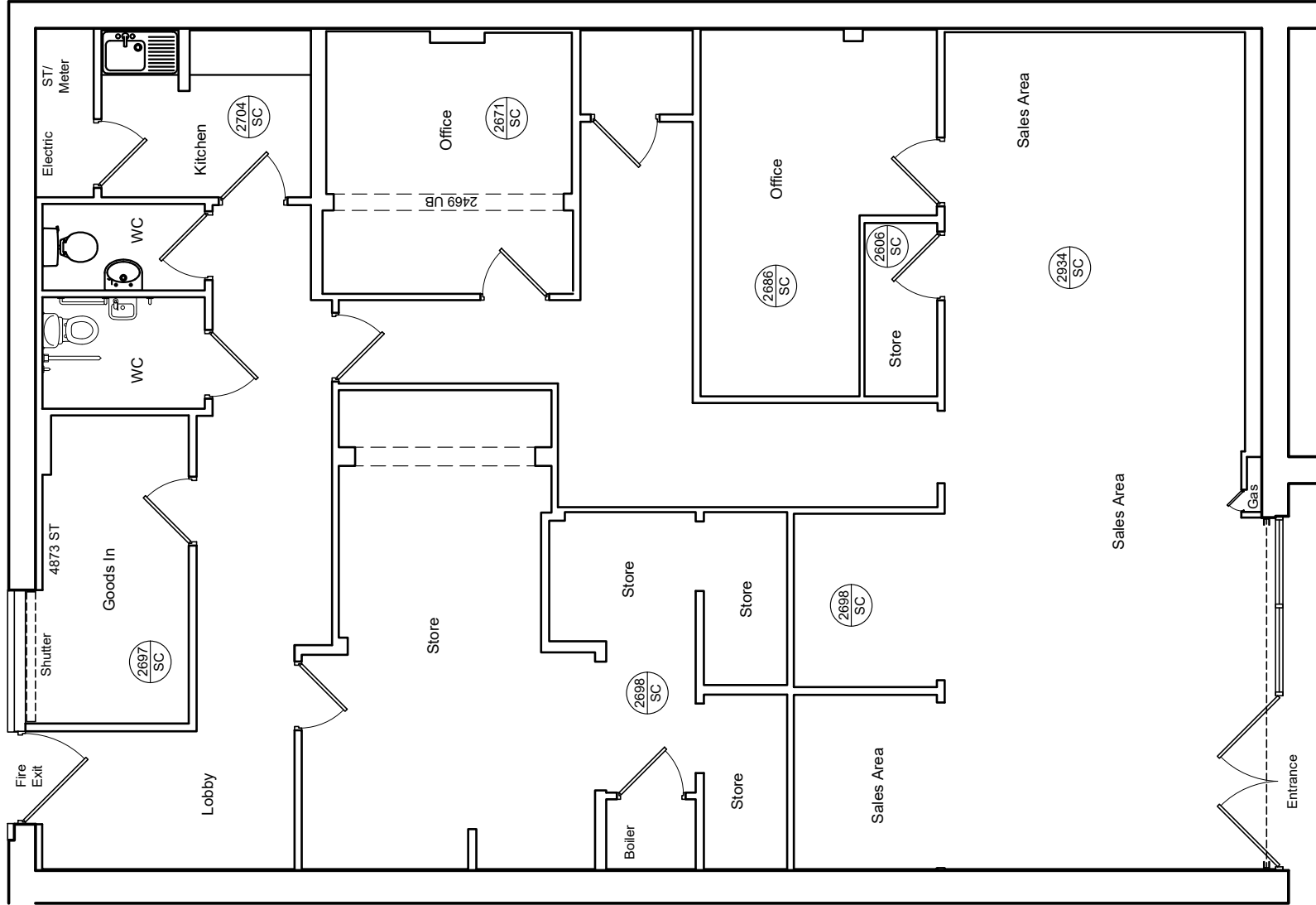
**loosed.redefined.geology**

What Three Words



# STASIDE COURT

# Floor Plan





# STAISIDE COURT

## UNIT 4



**Rakesh Joshi**

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**Viewing**  
Strictly via prior appointment  
with the appointed agents:



**Ruari Hobkirk**

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0131 558 5123

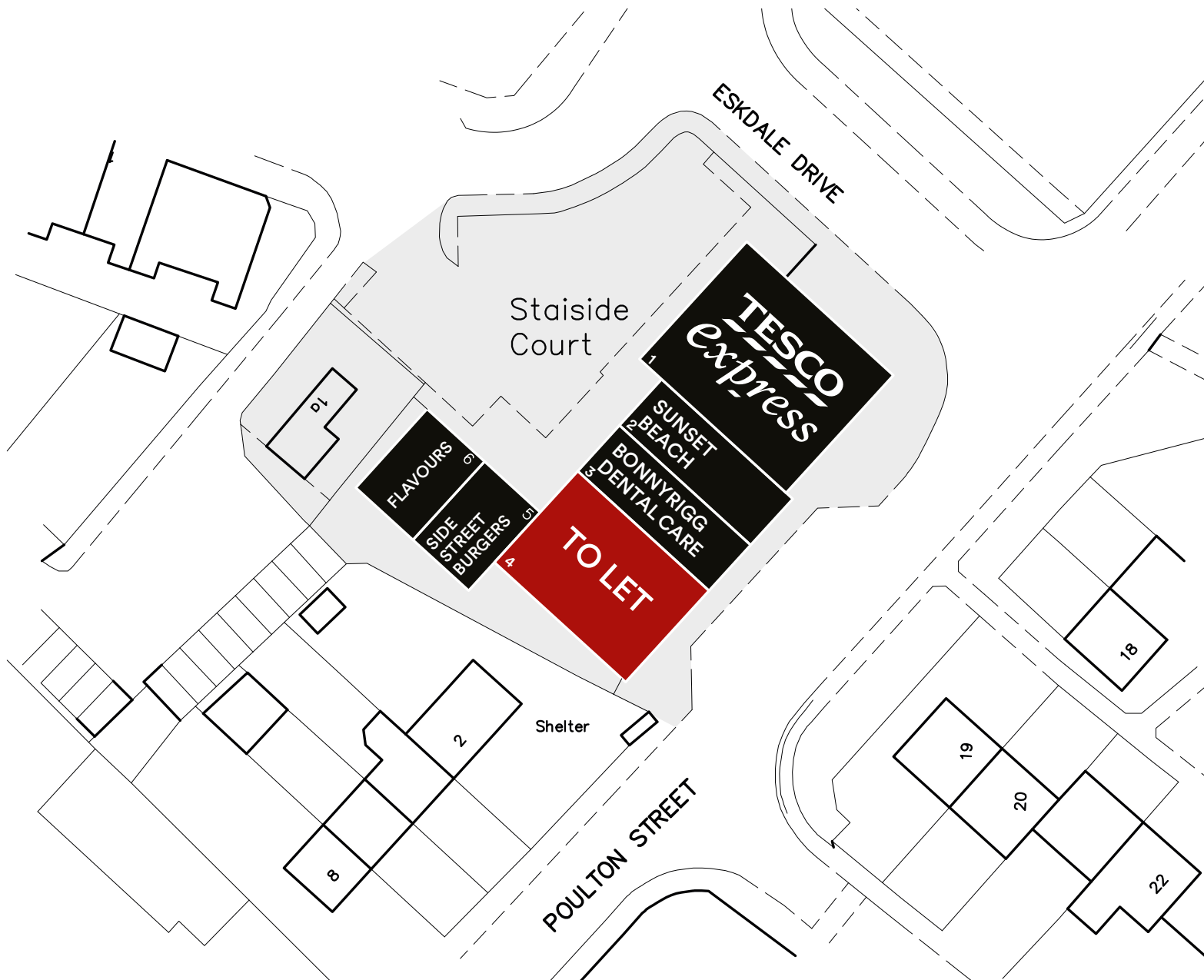
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