

# FOR SALE

## OFFICE / DEVELOPMENT OPPORTUNITY

Located in the village of Carrington,  
Midlothian

Offers overs £195,000

Premises extend to 222.99 sqm (2,400  
sqft)

Suitable for residential conversion or  
alternative commercial use  
subject to the necessary planning  
consents

Qualifies for 100% Small Business  
Rates Relief

Striking property comprising  
impressive vaulted ceilings and  
original stonework



WHAT 3 WORDS



CARRINGTON KIRK, MAIN STREET, CARRINGTON,  
GOREBRIDGE, MIDLOTHIAN, EH23 4LR

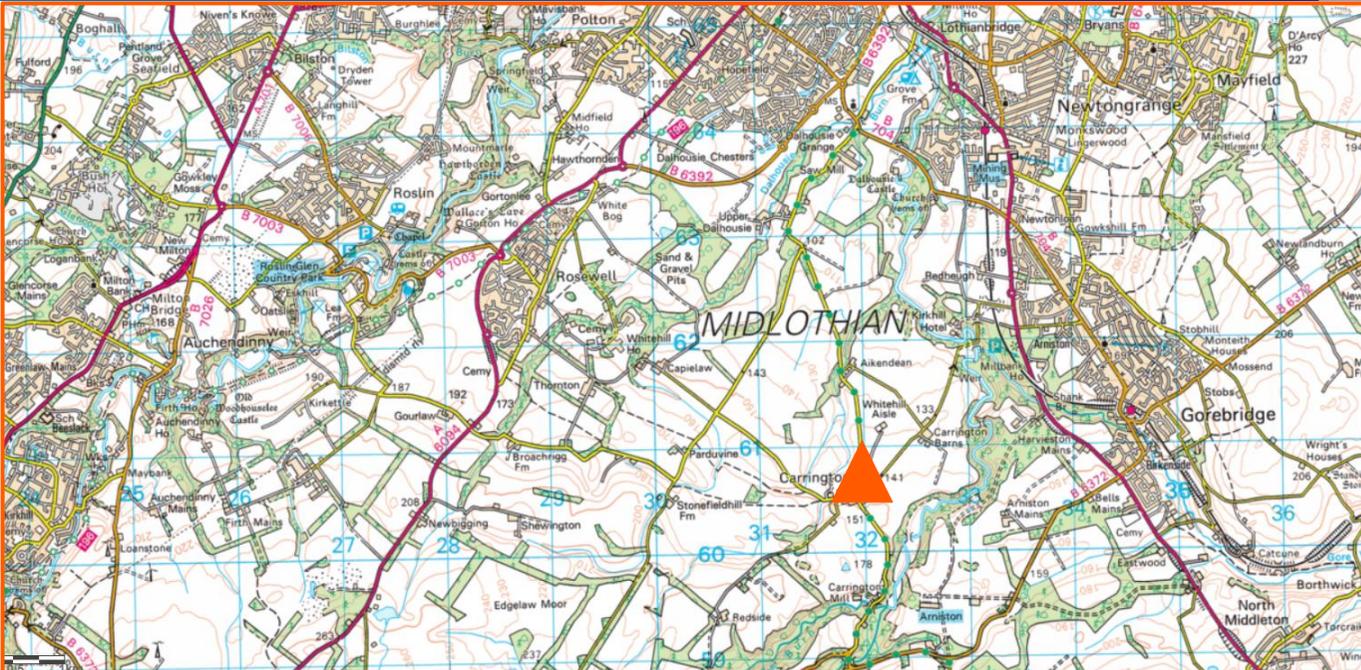
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# Location

CARRINGTON KIRK, MAIN STREET, CARRINGTON,  
GOREBRIDGE, MIDLOTHIAN, EH23 4LR



## Location

The subject is situated approximately 10 miles south of Edinburgh City Centre within the rural village of Carrington. The property is located on the main road of the village with predominantly residential properties and a community village hall in close proximity.

Carrington is situated 3 miles west of Gorebridge linked by the B6372 truck road that connects to the A7, a main vehicular throughfare leading high volumes of traffic south of Edinburgh towards Galashiels, Hawick and the Scottish Borders. Gorebridge benefits from a train station that connects Edinburgh to the Scottish Borders.

Carrington village benefits from easy access to a wide range of local amenities at the nearby Midlothian towns of Bonnyrigg, Gorebridge and Dalkeith. There are further amenities in easy reach via the A7, such as Straiton Retail Park and Fort Kinnaird.

Unique development opportunity

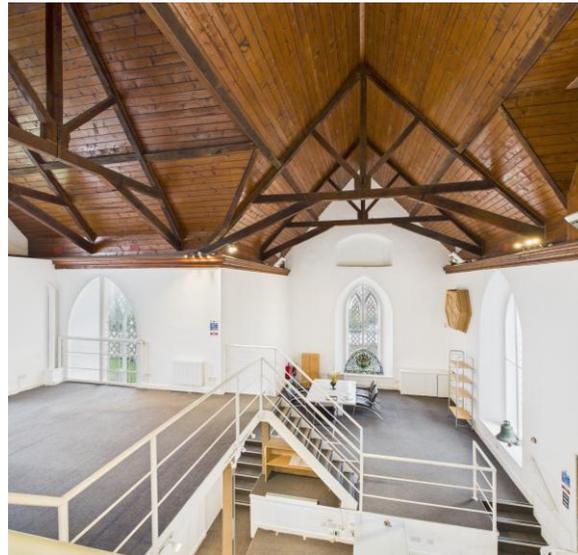


VIRTUAL TOUR



# Description

CARRINGTON KIRK, MAIN STREET, CARRINGTON,  
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## Description

The property comprises office accommodation arranged over the ground and first floors of an 18th-century church. The building is accessed via a central gravel pathway, which leads to the entrance.

Internally, the accommodation benefits from predominantly open plan, offering flexible, collaborative co-working and adaptable space suitable for a variety of occupiers. The property also includes a tea preparation area, WC facilities, and storage to the rear.

The building has been maintained to an exceptional standard throughout & benefits from free on-street parking directly outside the property. An outbuilding located at the entrance to the church providing additional storage space.

This is a rare opportunity to purchase a unique building suitable for residential conversion or alternative commercial use, subject to obtaining the necessary planning consents.

## Accommodation

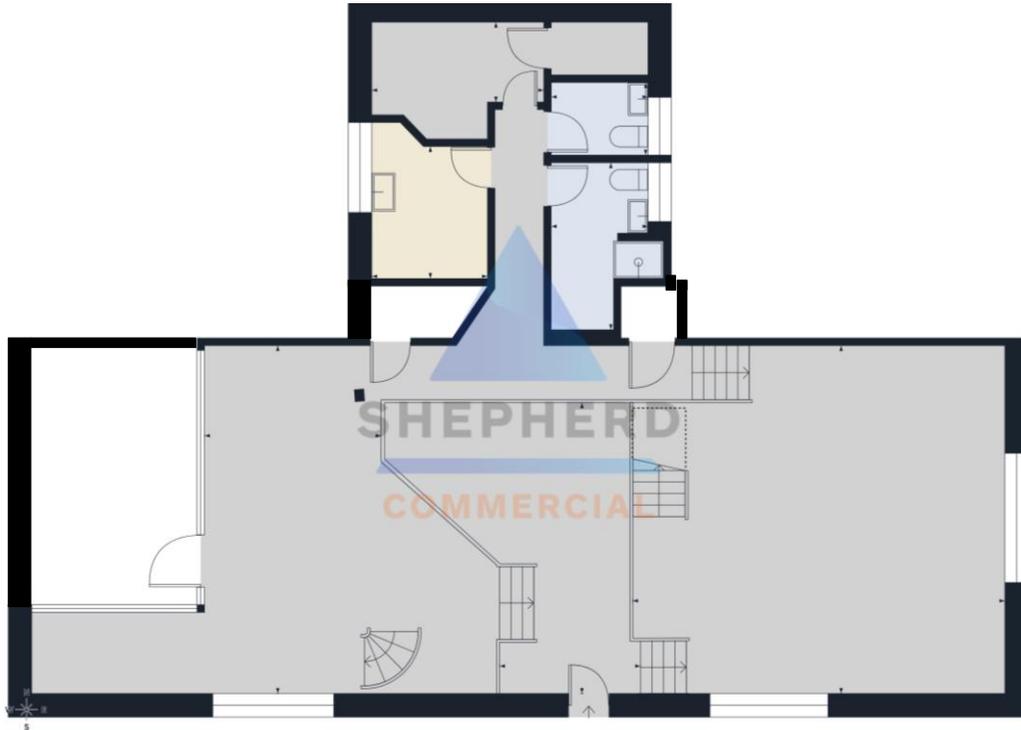
Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	135.23	1,456
First Floor	72.41	779
Outbuilding	11.37	122
Tower	4.02	43.28
<b>Total</b>	<b>222.99</b>	<b>2,400</b>

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



# Floor Plans

CARRINGTON KIRK, MAIN STREET, CARRINGTON,  
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Ground Floor



First Floor



Outbuilding



# The Detail

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## Price

Offers over £195,000 are being invited for the freehold interest.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £11,700 which will allow for 100% rates relief subject to the tenants other commercial properties, if any.

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

The property is not elected for 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.



## 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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **January 2026**

