

TO LET

CLASS 1A PREMISES

Located in Dalkeith Country Park's beautifully restored 18th-century Restoration Yard

Offers over £15,000 per annum

Space available from 212 sqft to 724 sqft

Unique leasehold opportunity in the heart of Dalkeith Country Park

Located within one of Scotland's leading visitor attractions, benefiting from strong footfall, on-site staff parking and approximately 320 customer parking spaces nearby.

Two open-plan suites available together or separately, suitable for a variety of occupiers subject to the necessary planning consents



VIRTUAL TOUR



RESTORATION YARD, DALKEITH COUNTRY PARK, EH22 2NA

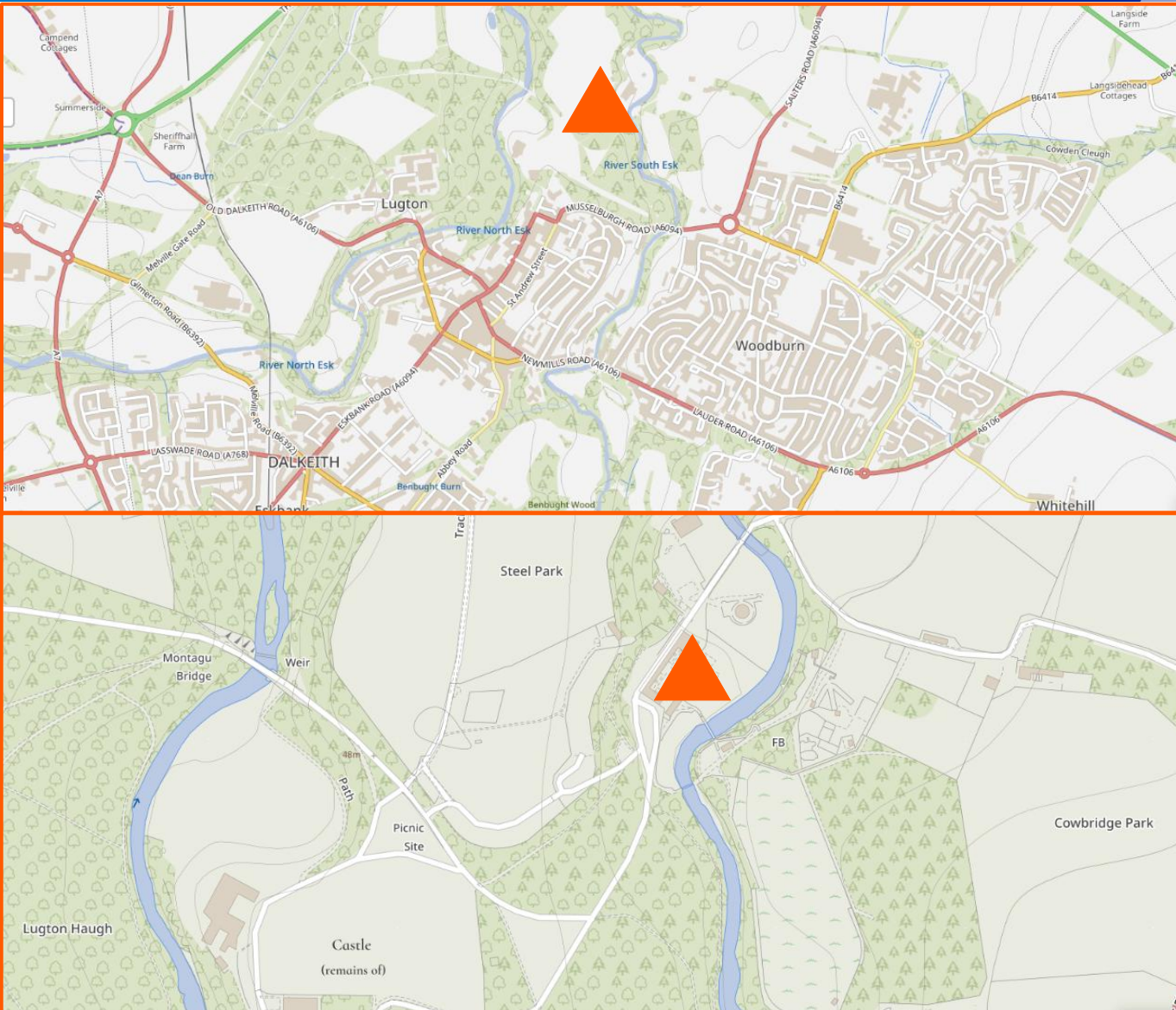
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Location

RESTORATION YARD, LARDER & LOG ROOM,
DALKEITH COUNTRY PARK, EH22 2NA



Location

The subject property is located within the vibrant heart of Dalkeith Country Park Restoration Yard, approximately eight miles south of Edinburgh in the Midlothian town of Dalkeith. The location benefits from excellent transport connections via the A7 and Edinburgh City Bypass (A720), with regular bus services and nearby rail links providing convenient access to Edinburgh and the surrounding area.

The property is accessed via either of the Park's main entrances, with ample staff & customer car parking available within a two-minute walk.

Extending to approximately 1,000 acres, Dalkeith Country Park is one of Scotland's prestigious country estates, combining historic parkland with a thriving year-round visitor destination.

The Park offers scenic woodland walks, abundant wildlife and a range of attractions, including the renowned Fort Douglas Adventure Playground, Go Ape treetop adventures, and the Restoration Yard, which is home to an award-winning restaurant and café, boutique retail, wellness facilities and a programme of seasonal events that attract visitors from across Scotland.

**Rarely Available Leasehold Opportunity within
the Restoration Yard at Dalkeith Country Park**



WHAT 3 WORDS



Description

RESTORATION YARD, LARDER & LOG ROOM,
DALKEITH COUNTRY PARK, EH22 2NA



Description

The subject property comprises an attractive Class 1A premises occupying part of the ground floor of a beautifully restored two-storey, 18th-century former stable yard within the Category A listed Restoration Yard.

The accommodation provides two flexible open plan spaces that can be let together or separately, offering an excellent opportunity for a range of occupiers, including professional services, beauty and wellness, lifestyle, and office uses. Shared male, female and accessible W/C facilities are provided within the communal areas.

Occupiers will benefit from a unique trading environment within one of Scotland's leading visitor destinations. To maintain the character and appeal of Restoration Yard, prospective tenants should complement the existing mix of retail, food and beverage, and wellbeing operators. Staff parking is available on site, with approximately 320 customer parking spaces located within easy walking distance of Restoration Yard.

Accommodation

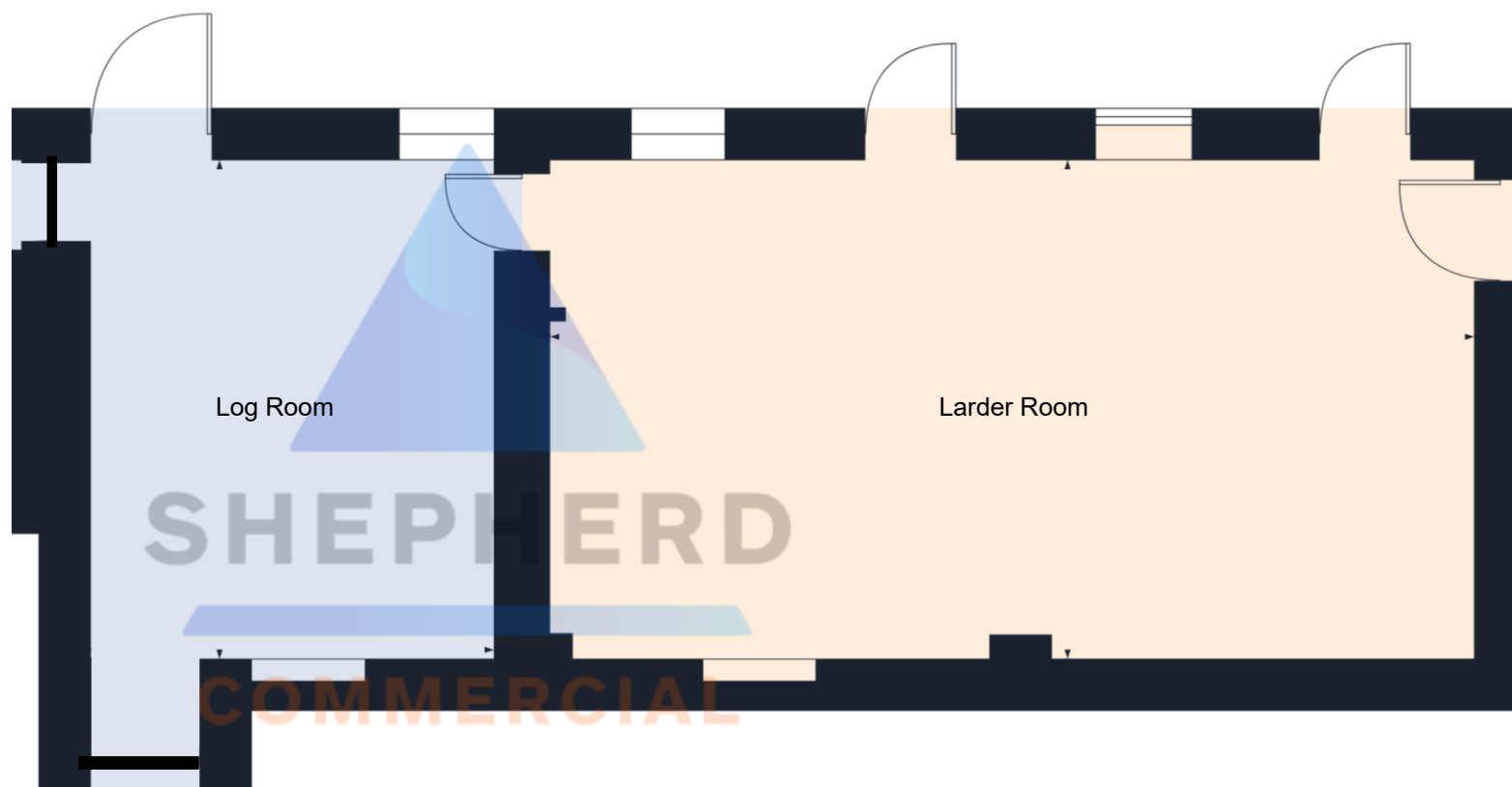
Description	m ²	ft ²
Larder Room	47.57	512
Log Room	19.70	212
Total	67.27	724

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



Floor Plans

RESTORATION YARD, LARDER & LOG ROOM,
DALKEITH COUNTRY PARK, EH22 2NA





Gallery

RESTORATION YARD, LARDER & LOG ROOM,
DALKEITH COUNTRY PARK, EH22 2NA





Lease Terms

The subjects are offered on an internal repairing and insuring basis for a term to be agreed, incorporating regular rent reviews.

Rent

Offers over £15,000 per annum.

Planning

The Estate is entering an exciting new phase, with plans currently progressing for the development of high-quality holiday accommodation within the Park. The proposed development of 84 holiday lodges will significantly enhance the Estate's visitor offering, creating new opportunities for guests to enjoy extended stays and experience everything the Park and its surroundings have to offer.

This planned investment reflects the Estate's long-term vision to broaden its appeal as a premier leisure and visitor destination while complementing the existing attractions and natural environment.

For more information on the proposal, please visit the Midlothian Council Planning Portal and search for planning reference 26/00316/DPP.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Rateable Value

The subjects will be required to be reassessed upon entry of a new tenant.

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.

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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