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**NO VAT PAYABLE**

**For Sale/May Let**  
Redevelopment Opportunity



## Licensed Former Sports Bar and Function Halls

### **1 Imrie Place, Penicuik EH26 8HY**

- Potential alternative use for restaurant, nursery, soft play, residential or retail use, subject to planning.
- Price - offers in excess of £270,000
- Redevelopment opportunity
- Size - GIA 630.4 sqm (6,784.6 sqft)

Viewing strictly by appointment with  
the sole letting agents.

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### Location

The subject premises are located on the corner of Imrie Place and Kirkhill Road conveniently positioned on the south-east side of Penicuik lying within close proximity to the A701, the main arterial route linking Edinburgh to Peebles.

More specifically Penicuik is located within the County of Midlothian lying approximately 13 miles south of Edinburgh and is a popular commuter town with ease of access to and from Edinburgh city centre. The immediate surrounding area is of mixed use to include residential, local community uses and retail with such occupiers to include Lidl, B&M, Rowlands Pharmacy and The Royal Bank of Scotland.

### Description

The premises were purposely built and subsequently owner occupied in mid 1980s and more recently extensively modernised and subsequently extended to form a licensed snooker venue and latterly used for storage.

The premises themselves comprise a stand-alone brick built facility under a pitched slated roof arranged over ground and first floor levels with private car parking to the rear.

Internally the ground floor comprises a large open plan function hall with bar, cellar, WCs, stores and offices.

The floor coverings comprise a mixture of tile and wooden flooring with lighting via a mixture of uplighters and spotlights integrated within a suspended ceiling.

The first floor level is arranged to provide a large open area, private function room, bar server and dining area with WC facilities. The floor coverings are a mixture of carpet tiles and wooden flooring with lighting via uplighters, spotlight fitments supplemented via a high level of natural daylight.

The premises require to be refurbished.

### Accommodation

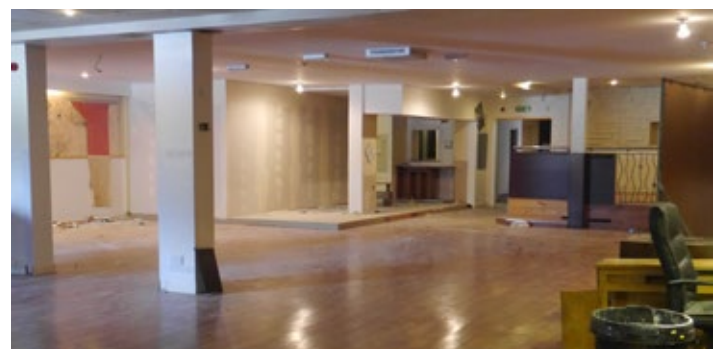
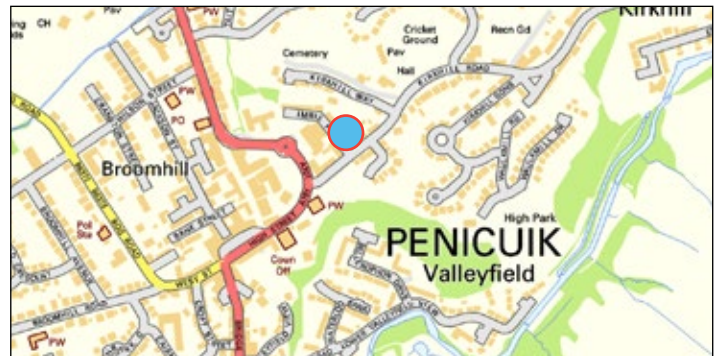
The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the estimated gross internal area to be as follows:

|              |           |            |
|--------------|-----------|------------|
| Ground Floor | 347.4 sqm | 3,739 sqft |
| First Floor  | 282 sqm   | 3,045 sqft |
| Total        | 629.4 sqm | 6,784 sqft |

Together with allocated car parking for 5 vehicles.

### Rateable Value

The Scottish Assessors' website ([www.saa.gov.uk](http://www.saa.gov.uk)) has the property listed with a rateable value of £22,500. The prospective owner/occupier would have the right to appeal this assessment.



### Energy Performance Certificate

The property has an energy performance certificate and is available upon request.

### Leasehold Rental

Upon application.

### Price

Our clients are seeking a price of £275,000 for the benefit of the heritable interest.

### Legal Costs

In the usual manner, each party will be responsible for their own legal costs in connection with this transaction.

### Planning

We have been advised verbally that the property currently holds a premises licence and further information is this is available on request.

### VAT

The property is not VAT elected.