FOR SALE
FORMER NEWBATTLE POLICE STATION
15-17 MORRIS ROAD, NEWTONGRANGE, EH22 4ST

ON INSTRUCTION OF

FORMER POLICE STATION BUILDINGS WITH ON-SITE CAR PARK
RESIDENTIAL/OFFICE DEVELOPMENT OPPORTUNITY, SUBJECT TO PLANNING
LOCATED IN THE HEART OF MIDLOTHIAN
ON-SITE CAR PARKING
IN CLOSE PROXIMITY TO EDINBURGH CITY BYPASS
LOCATION: Newtongrange is an established Midlothian commuter town situated just off the A7 trunk road which is one of the main vehicular routes that leads a high volume of traffic south of Edinburgh towards Galashiels and the English/Scottish border. Newtongrange is located approximately 10 miles to the south east of Edinburgh city centre, 1½ miles to the south of Dalkeith and approximately 1 mile to the north of Gorebridge.

BUILDING TYPE: The subjects comprise a purpose built single and part 2-storey, detached police station which we understand was erected circa 1970. The subjects benefit from two entrance/exit points, one to the front of the building leading into the reception area and one to the side which is accessed via the rear car park and leads into the rear offices of the station. Internally, the floors are of largely carpeted suspended timber design and wall and ceilings predominantly comprise timber lath and plaster. The windows are generally of a uPVC double glazed design. There is surfaced on-site car parking to the side and rear of the property. There is a surfaced private car parking area to the rear of the property which we would estimate could park approximately 15 cars. We understand the site extends to approximately 1201 square metres (0.30 acres).

RATEABLE VALUE: £17,000

PLANNING: The property comprises former police station premises which may be suitable for residential or other uses, subject to securing the appropriate planning consent. Please contact the marketing agents for further information.

FLOOR AREA:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>M²</th>
<th>FT²</th>
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<tbody>
<tr>
<td>Ground</td>
<td>281</td>
<td>3,027</td>
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<tr>
<td>First</td>
<td>94</td>
<td>1,009</td>
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<tr>
<td>Total</td>
<td>375</td>
<td>4,036</td>
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SALE PRICE: Offers over £175,000 invited.

VAT: Will not be applicable to any transaction.

EPC: Available on request.

COSTS: Each party will bear their own legal costs. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.

Vetting Caveat

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose bidders must submit their offer the following information to allow a vetting check to be completed:

(a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or
(b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or
(c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company or any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium, each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase. Failure to provide the information required and the signed Declaration may result in an offer not being considered.

Disclaimer: The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

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12 Atholl Crescent
Edinburgh
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