

# TO LET

## Bowling Green and Pavillion

**24B Stenhouse Place West, EH11 3JW**

**Approximate Gross Internal Area: 220.56 m<sup>2</sup> (2,374.15 sq.ft.)**



### Location

The premises are located approximately 3.7 km (2.3 miles) to the west of the city centre in the Stenhouse area of Edinburgh. The site is located on Stenhouse Place West, accessible from the eastern end of Calder Road. The location is well served by public transport and is within a short travelling distance of the City Bypass and M8. The bowling green is accessible from either Stenhouse Place West or Stenhouse Drive.

### Description

The subject comprises a bowling green and single storey pavilion/ clubhouse. The unit is accessed by pedestrian doors to the front and both sides of the building. Internally, the property provides a main hall, kitchen, office, male and female changing rooms, and WC facilities. Externally, the property benefits from storage container and shed. On street parking is available on both Stenhouse Place West and Stenhouse Drive.

### Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the Gross Internal Area as 220.56 m<sup>2</sup>. (2,374.15 sq.ft).

## Rateable Value

We understand that the subjects are required to be assessed. Further details on rateable value, rate poundage and rates relief can be found at [www.saa.gov.uk](http://www.saa.gov.uk) or 0131 344 2500.

## Planning

Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Department at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk).

## Terms

The premises will be offered on a Full Repairing and Insuring (FRI) lease for a negotiable duration (minimum 12 months). The Council will insure the property and the premium will be recovered from the tenant. The tenant will be responsible for contents and all other insurances.

## Services

Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant. The tenant must satisfy themselves of the condition and suitability of the services.

## Rent

Offers for rent are invited (exclusive of VAT, rates, buildings insurance and service charge)

## Energy Performance Certificate

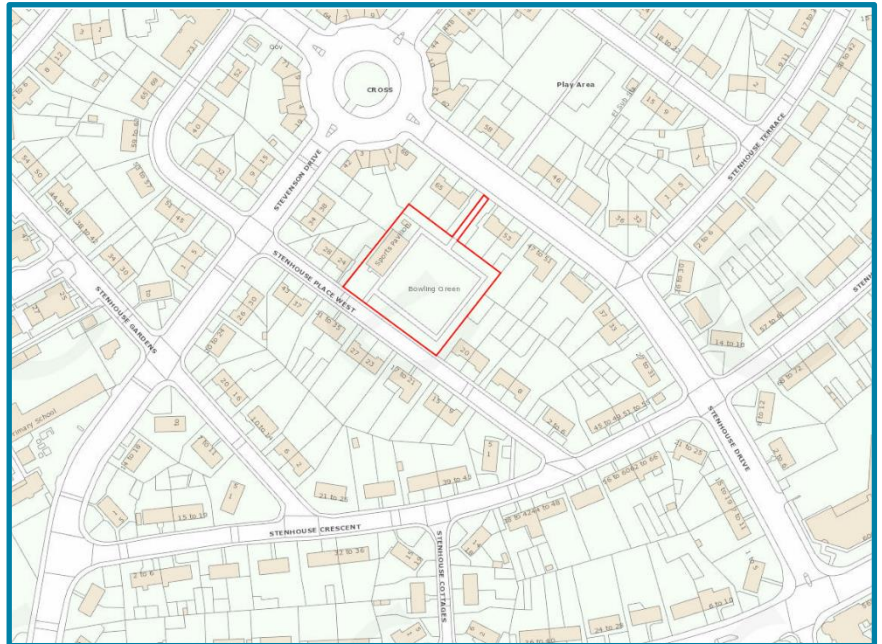
Currently under assessment and available upon request.

## Viewing

The unit may be viewed by appointment with Greg Manson, Estates Surveyor who can be contacted on [greg.manson@edinburgh.gov.uk](mailto:greg.manson@edinburgh.gov.uk) or 0131 529 5774.

## Fees

Each party will be responsible for their own fees and expenses in connection with the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and registration dues where applicable.



## Details for Submitting Offers

1. Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
2. When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
3. Offers must be submitted using an Offer to Let Form and sent by email to [offers@edinburgh.gov.uk](mailto:offers@edinburgh.gov.uk). The subject line of the email should state 'Closing Date Offer – 24B Stenhouse Place West' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
4. An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
5. Hand delivered offers and offers by post will not be accepted
6. The Council does not bind itself to accept the highest or any offer.
7. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
8. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.

These particulars do not form part of any contract and none of the statements contained in them regarding the property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the terms of the Requirements of Writing (Scotland) Act 1995, these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of missives between respective solicitors.

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