TO LET

Vogrie Golf Course
Vogrie Country Park, Gorebridge EH23 4NU
**Closing Date and Details for Submitting Offers**

- The closing date for offers is **Tuesday 4 June 2019 at 12 Noon prompt**. A report on the offers received may be submitted to the Council's Cabinet for approval.

All offers must be sealed inside an “Offer Envelope”, provided by Midlothian Council. Any additional material for submission or presentation must be suitably sealed, labelled and attached to the offer envelope.

- The offerer should ensure that adequate postage is paid for.
- Offers should clearly state the property to which the offer relates.

**Important Notice**

These particulars do not form any part of any contract and none of the statements contained in them is to be relied upon 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.

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**Location**

The golf course is located within the grounds of Vogrie Country Park near Gorebridge and is 16 km to the south east of the City of Edinburgh and 5 km south of Dalkeith. An estimated 250,000 visitors use the park annually.

**Description**

The golf course comprises a 9 hole parkland golf course extending to 16.50 hectares (40.78 acres) with Footgolf, Starter Hut, Storage bay area, and Woodland areas. The current annual turnover is £33,000 with scope to improve.

**Ratable Value**

The Rateable Value is to be assessed by the Scottish Assessors Association.

**Lease Terms**

The golf course is available on a 10 year lease at offers over £15,000 per annum on a Full Repairing and Insuring basis. Rent reviews are undertaken at 5-yearly intervals. The tenant will meet the Council’s Legal and Estates fees reasonably incurred in the transaction.

**Use**

The golf course will be used strictly as a golf course with no change of use permitted.

**Viewing**

For site visits please email: GolfAt-Vogrie@midlothian.gov.uk

**Further Information**

For further information please contact the Property Assets Section Telephone 0131 271 3486 or Land & Countryside Services Telephone 0131 561 5220.