



**THE ROWAN TREE INN, 5 ESKVIEW ROAD, MAYFIELD,
DALKEITH, MIDLOTHIAN, EH22 5NS**

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Dalkeith 1m Edinburgh 10m, Livingston 23 m, Dunfermline 27m, Stirling 44m, Glasgow 52m

Rowan Tree Inn or Development Site for up to 30x 2 Bed Flats or Retail Outlet

The Rowan Tree Inn, approximately 0.5 acres of land which includes detached pub with two bars on the ground floor and a flat above. There is a substantial patio area and a large car park. It is situated in a small cul-de-sac which is directly opposite a national Bookmakers.

Offers Over: £245,000



McCrae & McCrae Limited, Chartered Surveyors,
12 Abbey Park Place, Dunfermline, Fife, KY12
7PD, 01383 722454



DESCRIPTION

The building is a former dwelling house which has been converted to a public house. The subjects comprise substantial two storey building with two extensions.

The public house is accessed by the main ground floor front entrance and there is a separate and self-contained rear entrance to the upper floor flat.

SITUATION

The plot is situated Mayfield which lies about 4 miles south of Dalkeith and 10 miles south east of Edinburgh City Centre.

The Rowan Tree Inn lies at the end of a small cul-de-sac which enters from the south side of Eskview Road which is one of the main routes though Mayfield. The public house appears to have originally occupied a much larger site but in the last ten years or so grounds have been sold off and developed for modern housing.

FUTURE DEVELOPMENT OPTIONS - If the pub were not to continue as a pub, subject to planning consent.

The lands included with the pub extend to about half an acre. This is a car park area to the south of the pub and a sizeable grass area which could be developed with a block of flats.

Could get 24 to 30 units based on 2 bedroom flats around 55m² each.

The pub itself could be converted into flats or a nursery or, cleared and developed for new build flats.

Alternatively, the whole half acre site could be developed for a retail outlet/supermarket etc.

The 'sence' Business Park lies immediately to the west of the pub. It has been developed with new offices.



ACCOMODATION

Ground Floor

There are two bars on the ground floor.

Large Bar 45' x 39' (S+E)

Attractive fully fitted bar with sitting area incorporating a rear kitchen.

Smaller Bar 24' x 15' (W+N)

Attractive fully fitted bar with two windows and a door to the north which leads out onto the large paved patio area which has slightly elevated attractive views to the Pentlands north and southwest. The roof of this bar has incurred recent fire damage which is in the process of being repaired.

Beer Cellars

There is an extension to the north which incorporates two beer cellars.

First Floor

There is a roomy flat on the first floor above the large bar. It has 4 bedrooms, a kitchen, a utility room, a bathroom and a shower room.

Turnover

The pub has been profitable with £2,500 a week gross takings and net annual profits of £200,000 in the past.

Full accounts are available from the selling agents.

The Limekilns Bar and the Hunstman Bar have both closed recently. There is only really one club left in town and it's expensive.

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



GEOGRAPHICAL LOCATION PLAN



License No. 1000011808



DIRECTIONS

From Dalkeith, proceed out the A68 and just after the new housing flags on the right turn right along the B6482. Proceed straight on at the first roundabout and turn next left up Erskine Road. Proceed up this road and turn right just before the next roundabout where you see the bookmakers. Proceed up the cul de sac to the Rowan Tree Inn.