



Retail Unit To Let

Rent: Offers of £25,000 pa

Ground Floor (Sales): 579 sq ft

Location

Bruntsfield Place is located approximately 1.8 miles South West of Edinburgh City Centre. Bruntsfield Place forms the main thoroughfare linking Morningside and Bruntsfield areas with Tollcross and the city centre. The subject property is located in a busy part of Bruntsfield with excellent transport links. Nearby retailers include a wide range of small independent shops, cafes and restaurants.

Accommodation

The premises are arranged over ground floor only and comprise the following approximate net internal areas:

Ground Floor (Sales): 579 sq ft / 53.79 sqm
Office: 183 sq ft / 17 sqm
Storage: 466 sq ft / 43.29 sqm
Total: 1,228 sq ft / 114.08 sqm

Lease

The premises are available as a new FRI lease.

Rent

Offers of £25,000 pa.

Rates

Rateable Value: £18,400
UBR (2022/23): £0.498
Rates Payable: £9,164 pa

Planning / EPC

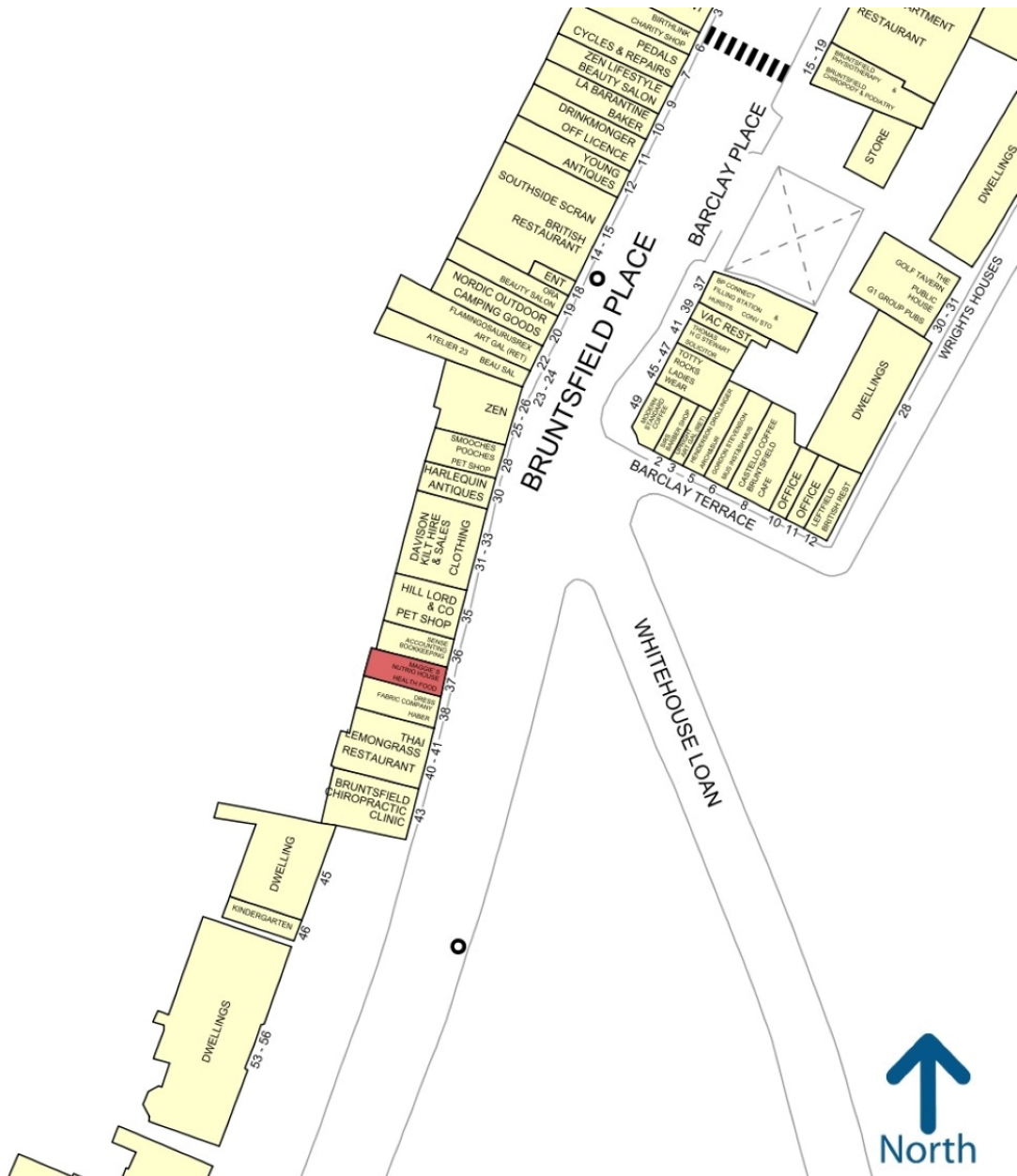
The premises benefit from having Class 1 and Class 2 consent. The premises have an EPC rating of G.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.



Viewing strictly by appointment through ORINSEN

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