



37 Bruntsfield Place

Edinburgh, Edinburgh, EH10 4HJ

Retail Unit to Let - Located in a popular area of Edinburgh

579 sq ft
(53.79 sq m)

- High Footfall
- New lease
- Popular shopping area
- New key point...

37 Bruntsfield Place, Edinburgh, Edinburgh, EH10 4HJ

Summary

Available Size	579 sq ft
Rent	£25,000 Per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

Retail Unit to Let - Located in a popular area of Edinburgh

Location

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

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

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

Name	sq ft	sq m	Availability
society.ground - Sale	579	53.79	Available
society.ground - Office	183	17	Available
society.ground - Storage	466	43.29	Available
Total	1,228	114.08	

Rates

Rateable Value: £18,400 UBR (2022/23): £0.498

Rates Payable: £9,164 pa

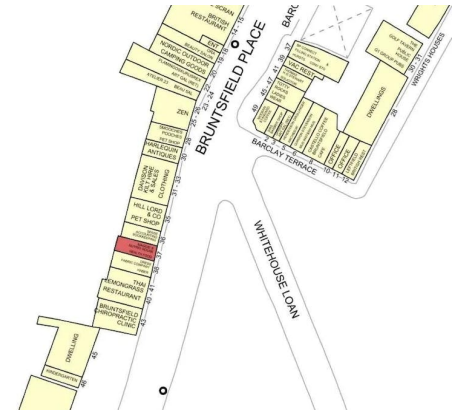
Terms

The premises are available by way of a new FRI lease.

Rent: Offers of £25,000 pa.

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.



Viewing & Further Information



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