ORINSEN

FOR SPACES THAT WORK

CLASS 3 RESTAURANT UNIT · TO LET

139 BRUNTSFIELD PLACE

EDINBURGH EH10 4EB

RENT

Offers Over £24,500

Per annum, excl. VAT

SIZE

788 sq ft

73.24 sqm · Ground & Basement

TENURE

New FRI Lease

0131 374 1111

LOCATION

Bruntsfield Place lies approximately 1.8 miles south-west of Edinburgh city centre, forming the main thoroughfare that links the affluent suburbs of Morningside and Bruntsfield with Tollcross and the city centre.

The subjects occupy a prominent position as part of a busy retail pitch on the south side of Bruntsfield Place, close to Bruntsfield Links. Neighbouring occupiers include **Nice Stuff** and **Links Barbers**, with **Bruntsfield Pharmacy**, **Chest Heart & Stroke Scotland**, **Niko's Cafe**, **Artisan Roast**, **Pret A Manger** and **Montpeliers** all close by as well as a number of strong independent traders.

DESCRIPTION

A prominent unit arranged over ground and basement levels, forming part of a traditional stone-built tenement, with direct street-level access and a fully glazed frontage onto Bruntsfield Place. The premises benefit from Class 3 planning consent, providing an open-plan trading area and commercial kitchen at ground floor level, with further ancillary accommodation and storage at basement level. The unit would suit a range of food and drink and other Class 3 operators.

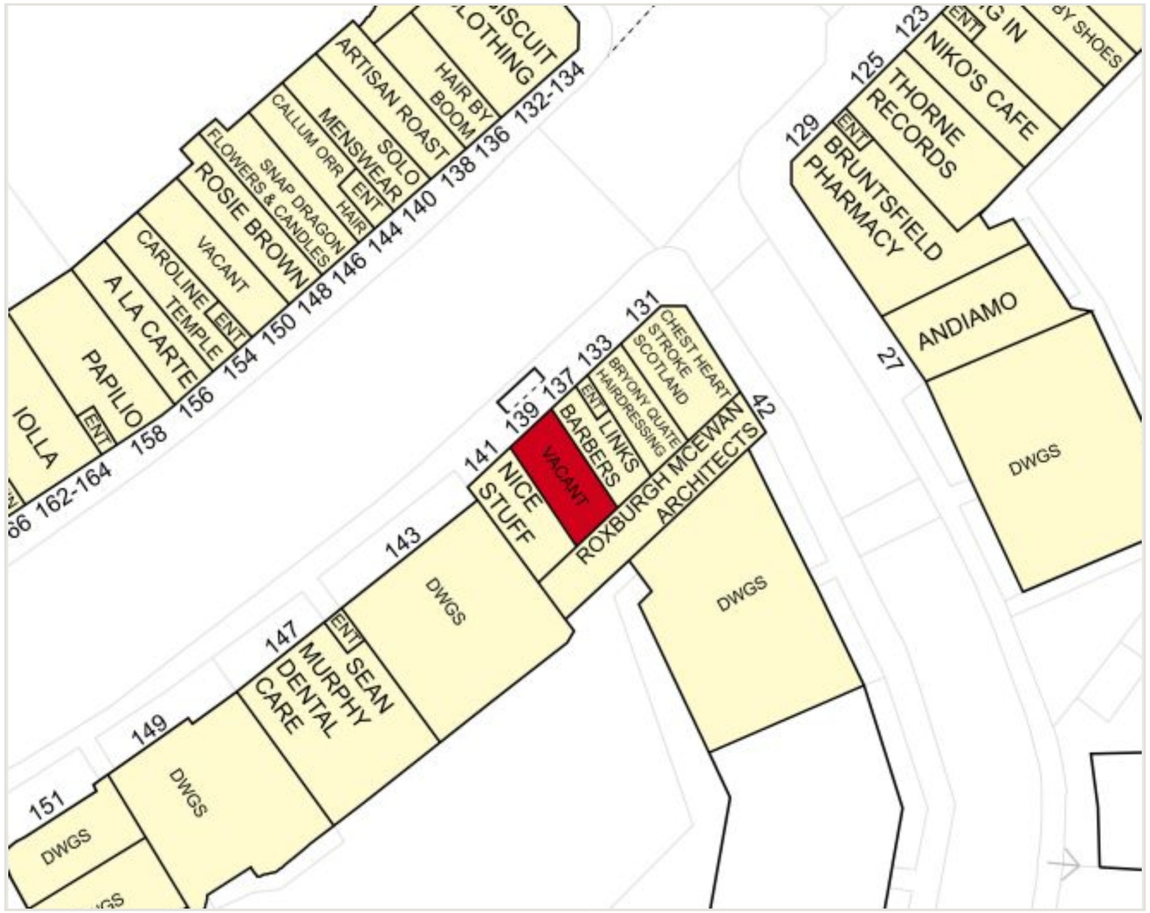


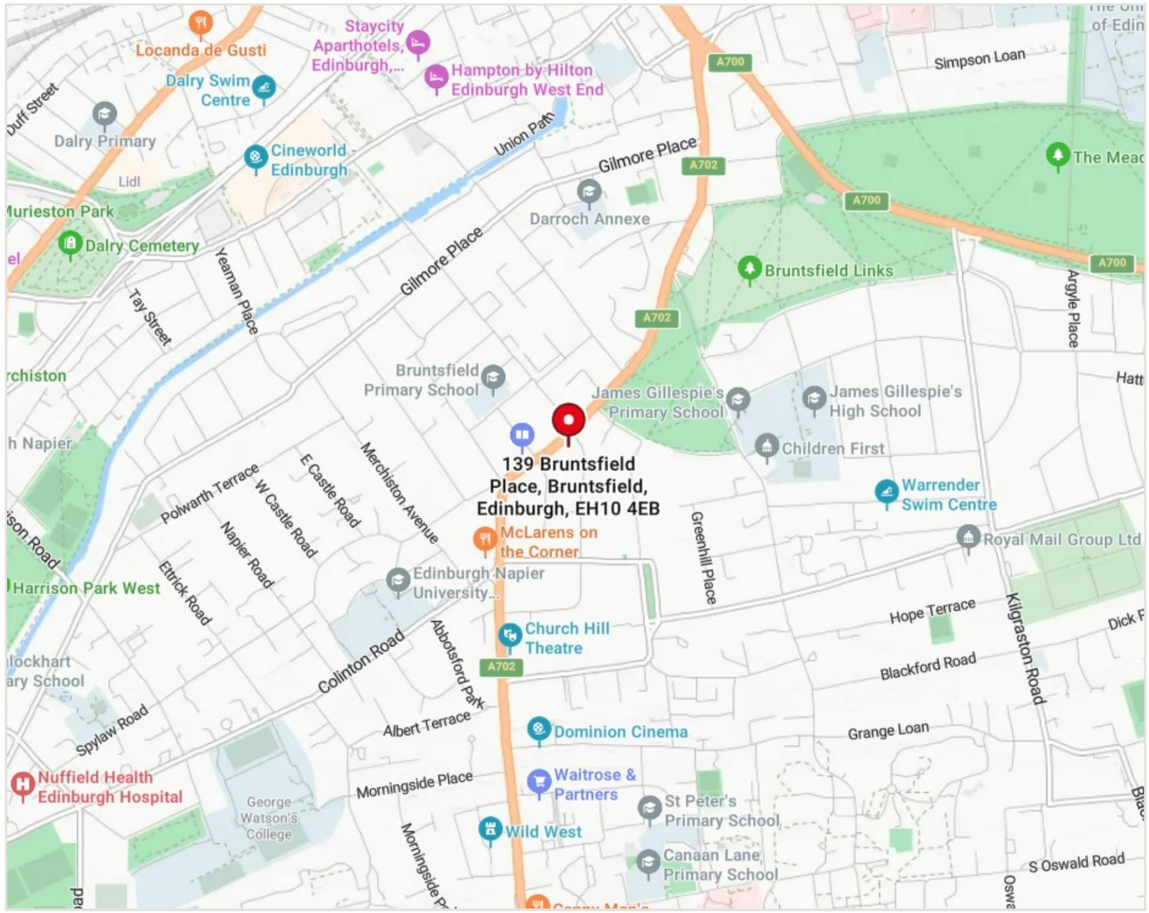


FURTHER INFORMATION

ACCOMMODATION	The premises are arranged over ground and basement levels and comprise the following approximate net internal areas: - Ground Floor Sales 189 sq ft (17.57 sqm) - Ground Floor Kitchen 220 sq ft (20.45 sqm) - Basement 379 sq ft (35.22 sqm) - **Total 788 sq ft (73.24 sqm)**
LEASE	The premises are available by way of a new full repairing and insuring (FRI) lease on terms to be agreed.
RENT	Offers over **£24,500 per annum**, exclusive of VAT.
PLANNING	The premises benefit from having Class 3 consent.
EPC	An EPC report is available on request.
RATING	Rateable Value £19,000 · UBR (2026/27) £0.481 · Rates payable **£9,139 pa**.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN





VIEWING

Strictly by appointment through the sole agents.



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