ORINSEN

FOR SPACES THAT WORK

PROMINENT RETAIL UNIT · TO LET

141 BRUNTSFIELD PLACE

EDINBURGH EH10 4EB

RENT	SIZE	TENURE
£23,000 pa	**519 sq ft**	**New FRI Lease**
Offers Over · Excl. VAT	49.25 sqm · Ground floor	From February 2027

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 subject property occupies a busy retail pitch on the south side of Bruntsfield Place, close to Bruntsfield Links. Nearby occupiers include **VPZ**, **Artisan Roast**, **Chest Heart & Stroke Scotland**, **Sainsbury's Local** and **Montpeliers**.

DESCRIPTION

A prominent ground floor retail unit forming part of a traditional stone-built terrace, with direct street-level access to Bruntsfield Place. Internally arranged to provide an open-plan sales area to the front with ancillary office accommodation to the rear.

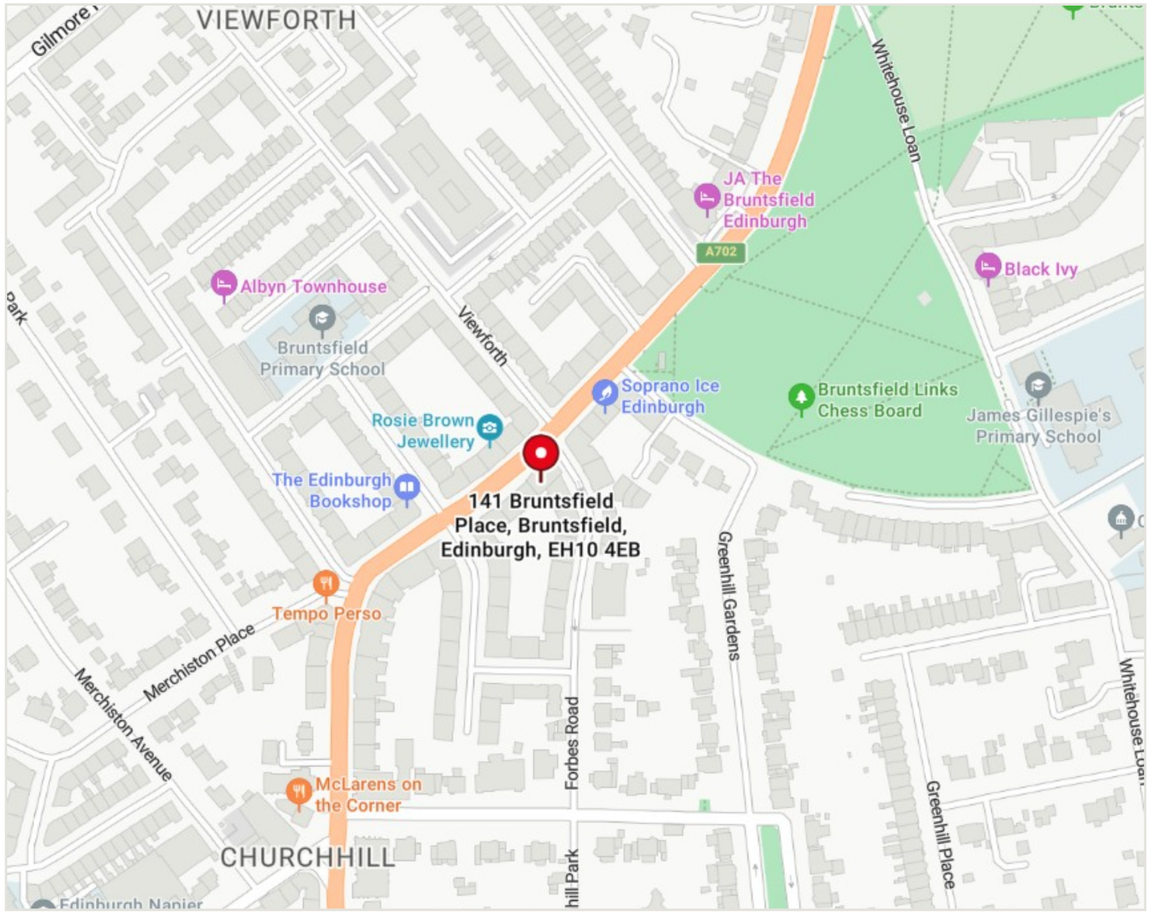


FURTHER INFORMATION

ACCOMMODATION	The premises are arranged over ground floor level only and comprise the following approximate net internal areas: - Sales Area 411 sq ft (39.19 sqm) - Office Area 108 sq ft (10.06 sqm) - **Total 519 sq ft (49.25 sqm)**
LEASE	The premises are available by way of a new full repairing and insuring (FRI) lease from February 2027, on terms to be agreed.
RENT	Rent offers over **£23,000 per annum** excl. VAT are invited.
PLANNING	The premises benefit from having Class 1A consent.
EPC	An EPC report is available on request.
RATING	Rateable Value £19,900 · UBR (2026/27) £0.481 · Rates payable **£9,572 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.



Andy Bain

T 0131 374 1111

M 07770 524977

E abain@orinsen.com



Joe Stephenson

T 0131 374 1111

M 07580 519431

E joe@orinsen.com

Important Notice. ORINSEN, their clients and any joint agents give notice that: they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise, and assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities – purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Published August 2026.