



### **Prominent Retail Unit - To Let**

Rent: Offers over £38,500 pa

Ground Floor: 943 sq ft

## Location

Bruntsfield Place is located approximately 1.8 miles south west of Edinburgh City Centre and forms the main thoroughfare linking the affluent suburbs of Morningside and Bruntsfield with Tollcross and the city centre.

The subject property boasts an ideal position on Bruntsfield Place near the Holy Corner junction, benefitting from high levels of footfall and passing traffic. Nearby occupiers include a range of national and local operators including Tesco Express, Starbucks, Greggs, Maddie & Mark's, George Hughes Fishmonger, and Piggs Wine Bar.

# Accommodation

The premises are arranged over ground and basement levels and comprise the following approximate net internal areas:

Ground Floor: 943 sq ft / 87.64 sqm Basement: 494 sq ft / 45.91 sqm

Offers in excess of £38,500 pa are invited.

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

## Rates

Rateable Value: £27,200 UBR (2024/25): £0.498 Rates Payable: £13,546 pa

### Planning / EPC

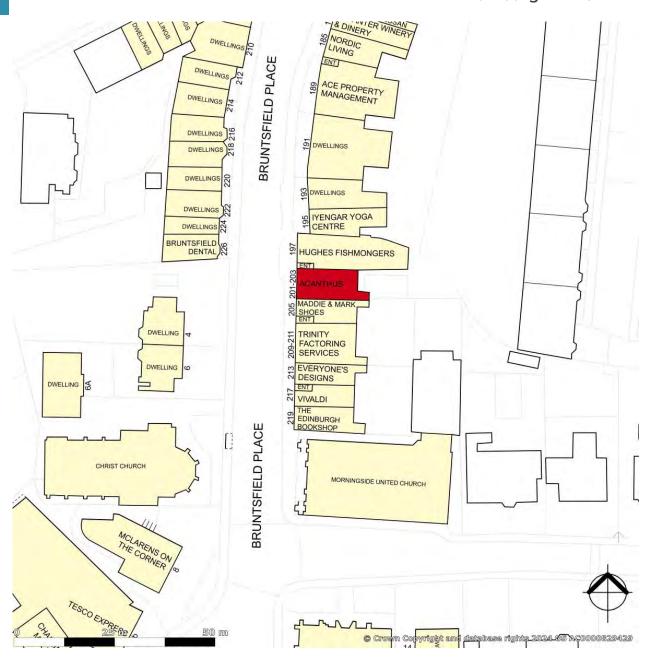
The premises benefit from having Class 1A consent. An EPC report is available on request.

## **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

## **Tom Forster**

T. 0131 374 1111 M. 07919 920 126

E. tforster@orinsen.com

#### **Andy Bain**

T. 0131 374 1111 M. 07770 524 977 E. abain@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. They assume no responsibility for any statement that may be 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. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: September 2024