



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**

Rent

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

Lease

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 incoming 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.

TO LET

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Viewing strictly by appointment through ORINSEN

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