TO LET

13 Brougham Street Edinburgh EH3 9JS

- Class 2 retail unit
- 423 sq ft ground floor unit
- Offers over £14,500 pa
- Qualifies for 100% rates relief

Location

The property is situated within the Tollcross district of Edinburgh. Brougham Street is bounded by the Meadows to the east and by Lothian Road to the west. The area benefits from a mix of commercial and residential uses, and a high volume of passing traffic.

The subjects are located in a prominent position on the south side of Brougham Street. Neighbouring occupiers include **Bau Hair Design**, **James-Morrow Home Entertainment Systems**, **Real Foods**, **First Mortgage** and **Premier Express**.

Accommodation

The unit occupies the ground floor of a 4-storey tenement building and extends to the following approximate net internal floor areas:

Ground Floor	423 sq ft	(39.3 sq m)
Gross Frontage	14 ft 7 ins	(4.5 m)
Net Frontage	8 ft 7 ins	(2.6 m)
Shop Depth	49 ft 9 ins	(13.7 m)

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 & 2 consent and can therefore be used for retail or financial/professional services. Interested parties are advised to speak directly to the Local Planning Authority.

Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

Rent

Offers of **£14,500 per annum** exclusive are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£8,000**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.0p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£3,920**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme subject to conditions.

Energy Performance Certificate

EPC Rating = F

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

0131 226 2641
www.eyco.co.uk

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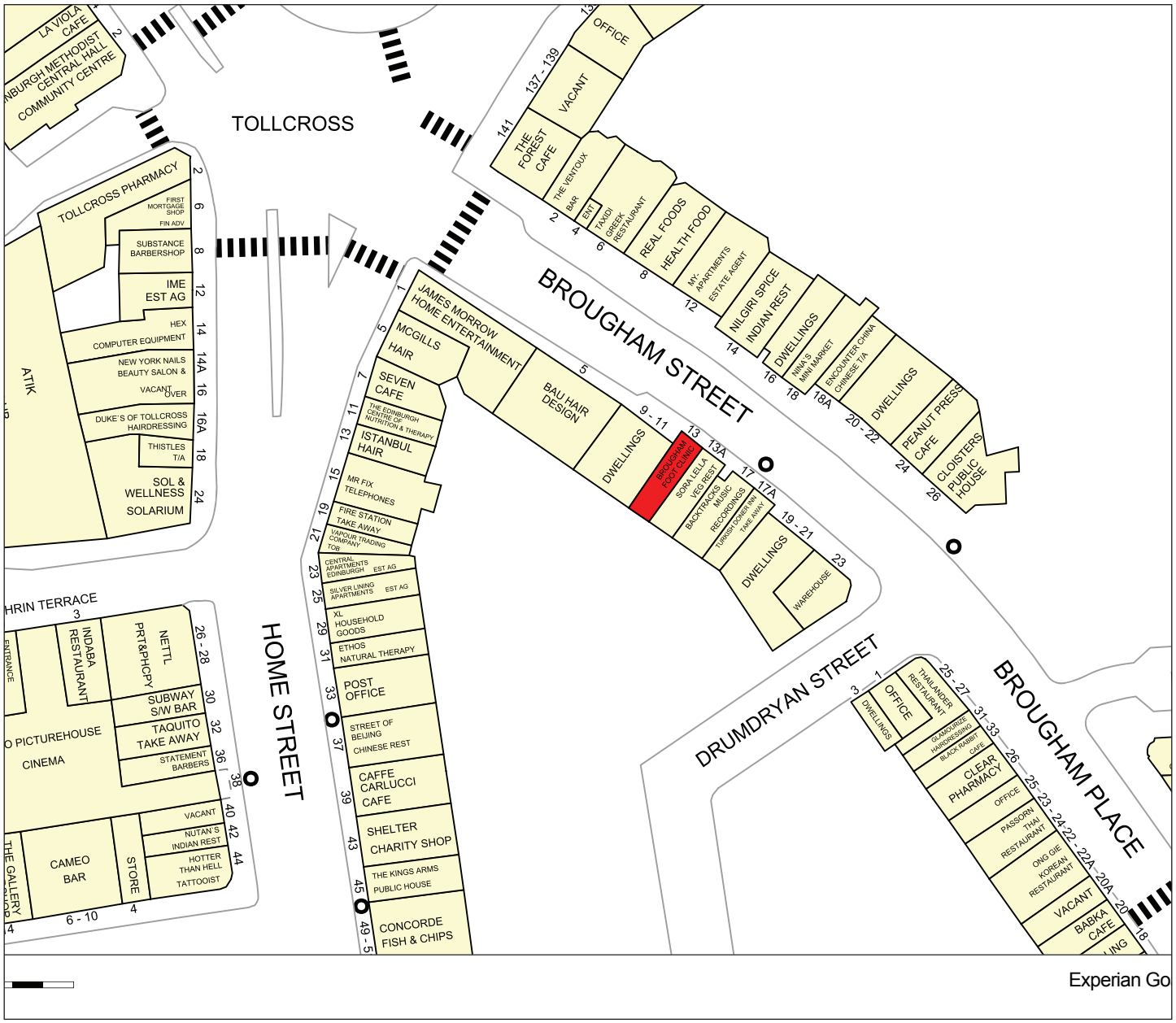

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