

# TO LET

197 Bruntsfield Place  
Edinburgh EH10 4DQ

- ▶ Situated in the popular Bruntsfield district
- ▶ Substantial levels of pedestrian & vehicular traffic
- ▶ Rental offers of £40,000 pa invited
- ▶ Total area of 1,904 sq ft (176.9 sq m)



## LOCATION

Bruntsfield is a popular district of Edinburgh situated 1.8 miles from the city centre. Bruntsfield benefits from a large residential catchment with a considerable number being students and young professionals.

Bruntsfield Place serves as one of Edinburgh's main arterial routes, linking with other major transport routes such as Morningside Road and Lothian Road, benefiting from substantial passing trade. The subject is in close proximity the Bruntsfield Links and the Meadows which is a large 58-acre park which is very popular with the local residents especially in the summer months.

The subjects neighbours a great mix of national and independent businesses including a wide range of retailers, cafes, restaurants, and beauty occupiers. Nearby occupiers include **Greggs, Royal Bank of Scotland, Nordic Living** and **Decanter**.

## ACCOMMODATION

The subjects comprises of a retail unit arranged over the ground and basement levels of a 5-storey traditional Georgian stone-built terrace block.

Internally, at ground floor there is a retail space to the front of the unit with storage to the rear and there is additional storage in the basement. The approximate net internal floor areas are shown below:

GROUND FLOOR	1,642 SQ FT	152.6 SQ M
BASEMENT	262 SQ FT	24.3 SQ M
TOTAL	1,904 SQ FT	176.9 SQ M

## PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used as a retail and other uses under this class consent. 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 **£40,000 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 2023 is **£28,200**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£14,044**.

## ENERGY PERFORMANCE CERTIFICATE

The EPC Rating is available on request.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

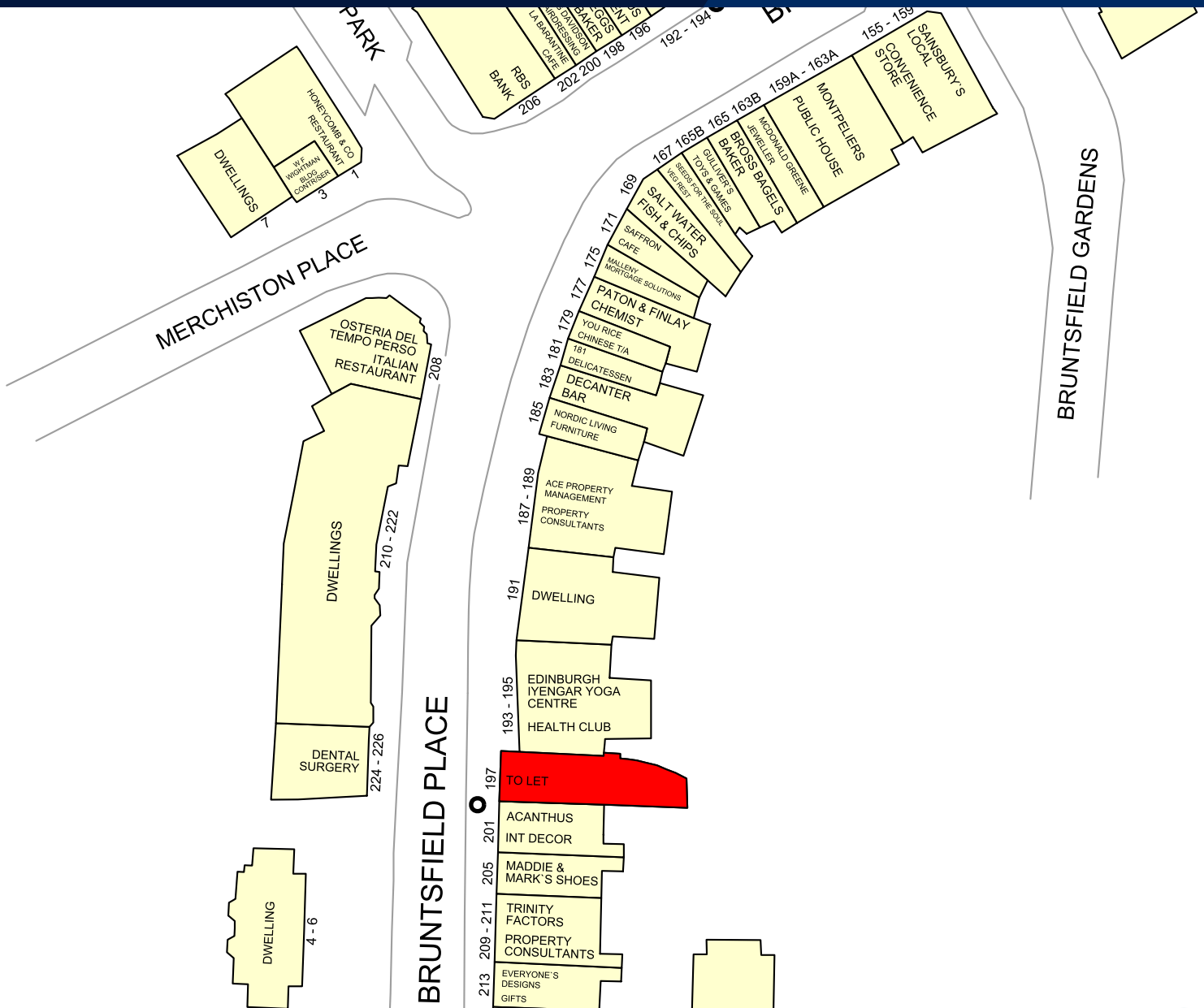
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

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

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## GET IN TOUCH



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