



TO LET

23 Brougham Street
Edinburgh EH3 9JS

- Located in the Tolcross district of Edinburgh
- Substantial levels of pedestrian & vehicular traffic
- Offers in excess of £15,000 pa invited
- Benefits from Small Business rates relief

Location

The property is situated within the Tollcross district of Edinburgh. Brougham Street (A700) is bounded by the Meadows to the east and by Lothian Road to the west. It is a continuation of the busy Tollcross junction connecting directly with Melville Drive which leads through The Meadows. It lies approximately a mile south of Princes Street and benefits from close proximity to the city's Financial District.

The subjects occupy a prominent corner position on the on the west side of Brougham Street at the junction with Drumdryan Street. The area benefits from a mix of commercial and residential uses, and a considerable volume of passing vehicular traffic and footfall.

Occupiers in the vicinity include: **Passorn Restaurant, Soul Cycles, Nilgrini Spice, Real Foods, Brougham Foot Clinic** and **James Morrow Home Entertainment**.

Accommodation

The subjects comprise the ground and basement floors of a traditional stone tenement building with residential over four floors above.

Internally, the premises offers an open plan front sales area with a partition wall sub-dividing space to the rear of the unit. There is a staircase which leads down to the basement level. This area provides for further retail/ storage space, WC and tea prep.

The unit extends to the following approximate net internal floor areas:

Ground Floor	395 sq ft	(36.7 sq m)
Basement	409 sq ft	(38.0 sq m)
Total	804 sq ft	(74.7 sq m)

Planning

The property benefits from Class 2 (Financial, professional and other services) consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property can therefore also be used for the

provision of retail. 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 for a term to be agreed.

Rent

Offers of **£15,000 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 2017 is **£7,800**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2022/23 of **£3,885**.

Energy Performance Certificate

EPC Rating = G

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.

