



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Prominent Retail Unit

23 Brougham Street
Edinburgh EH3 9JS



LOCATION

Brougham Street forms part of a main arterial route into Edinburgh City Centre. The property is located in the Tollcross area and is approximately 1 mile from the city centre. The area comprises a strong mix of retail, office and residential uses and benefits from considerable footfall within the districts of Marchmont and the Grange to the city centre.

The location is popular with a variety of users. Surrounding occupiers include **Real Foods, Passorn, Sainsbury's** and **Machina Espresso**.

ACCOMMODATION

The subjects comprise a ground and basement floor unit which we calculate extends to the following approximate net internal areas:

Ground Floor	395 sq ft	(36.7 sq m)
Basement	409 sq ft	(38 sq m)

LEASE

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

Offers in excess of **£12,000 per annum** are invited.

PLANNING

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

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£6,900**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48.4p, this rateable value will result in an estimated rates liability in financial year 2016/17 of **£3,339.60**.

The property may qualify for 100% rates relief through the Small Business bonus Scheme.

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 Eric Young & Co - 0131 226 2641

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