



TO LET

129 Marchmont Road
Edinburgh EH9 1HR

- Retail unit
- Lease expires 11 November 2030
- Ground floor 1,570 sq ft
- Rent £32,000 per annum

Location

Edinburgh is Scotland's capital city with a resident population of approximately 450,000 and a wider catchment in excess of 1,000,000 persons.

Marchmont Road is located on the south side of Edinburgh and is approximately 2 miles from the city centre. It is close by to the University of Edinburgh, Napier University and the affluent residential areas of Morningside, Bruntsfield and The Grange.

The subjects are located in a prominent unit on the corner of Marchmont Road and Beaufort Road. Nearby occupiers include **Bank of Scotland**, **Cork & Cask**, **Scotmid**, **Wild Wood Café** and **Save the Children**.

Accommodation

The unit is arranged over the ground floor and basement levels and extends to the following approximate net internal areas:

Ground Floor	1,570 sq ft	(145.85 sq m)
Basement	1,315 sq ft	(122.16 sq m)
Total	2,885 sq ft	(268.01 sq m)

Lease

The subjects are held on an FRI lease expiring on 11 November 2030. There is a rent review effective from 12 November 2016 and every 3 years thereafter.

A sublease may also be considered.

Planning

The subjects currently benefit from Class 1 planning consent. Other uses may be considered subject to a change of use.

Rent

Offers of **£32,000 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 **£27,300**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49.8p this rateable value will result in an estimated rates liability in financial year 2022/23 of **£13,595**.

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 incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

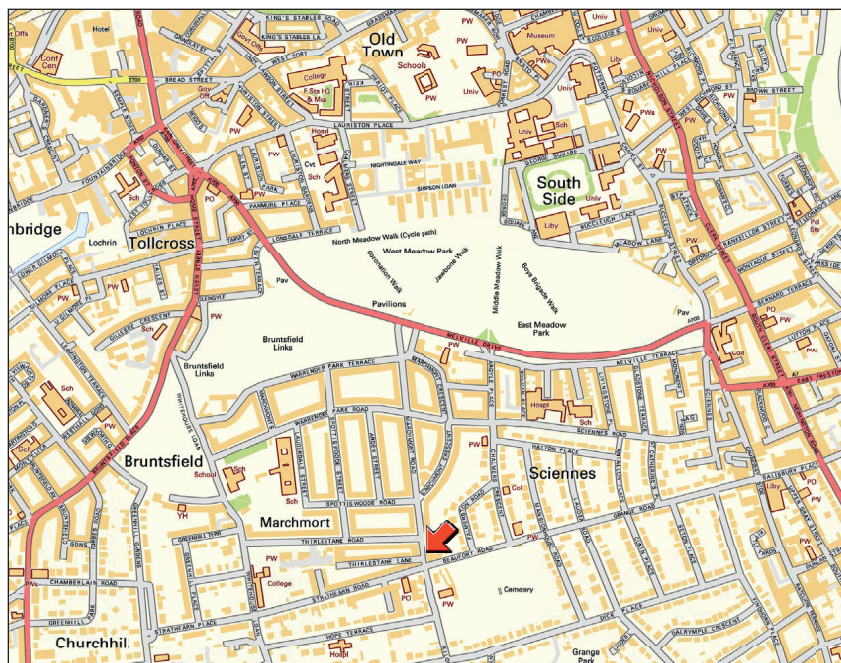
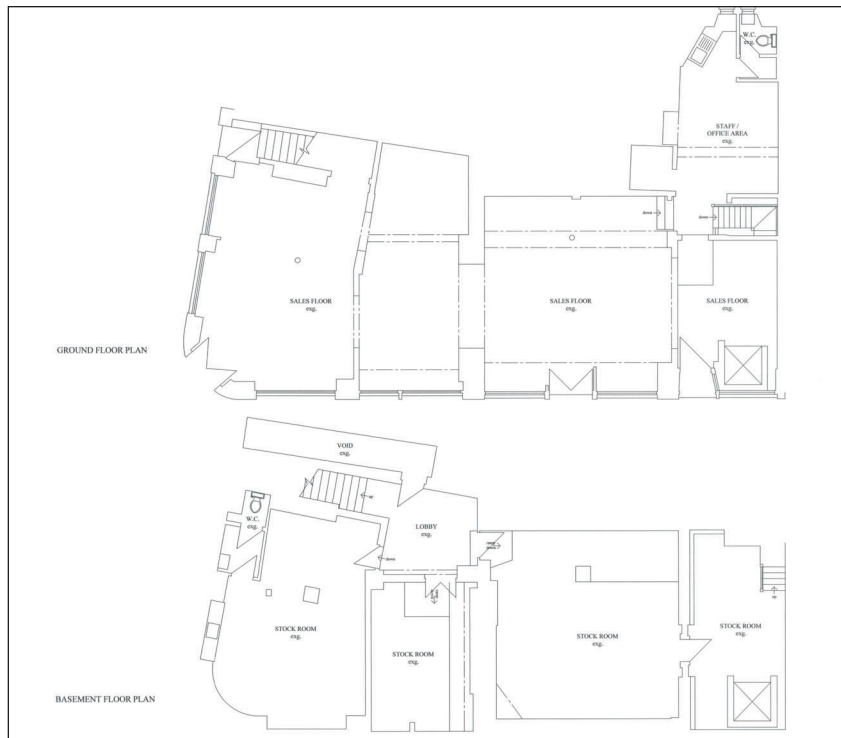
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

129 Marchmont Road, Edinburgh EH9 1HR



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