



TO LET - OFFICE

20-22 Braid Road
Edinburgh. EH10 6AD

- Self-contained office premises situated on Braid Road
- Situated within highly desirable Morningside/Comiston district of Edinburgh
- Qualifies for 100% rates relief
- NIA of 48.21 sqm (518 sqft)
- Offers over £13,000 per annum (exclusive of VAT)

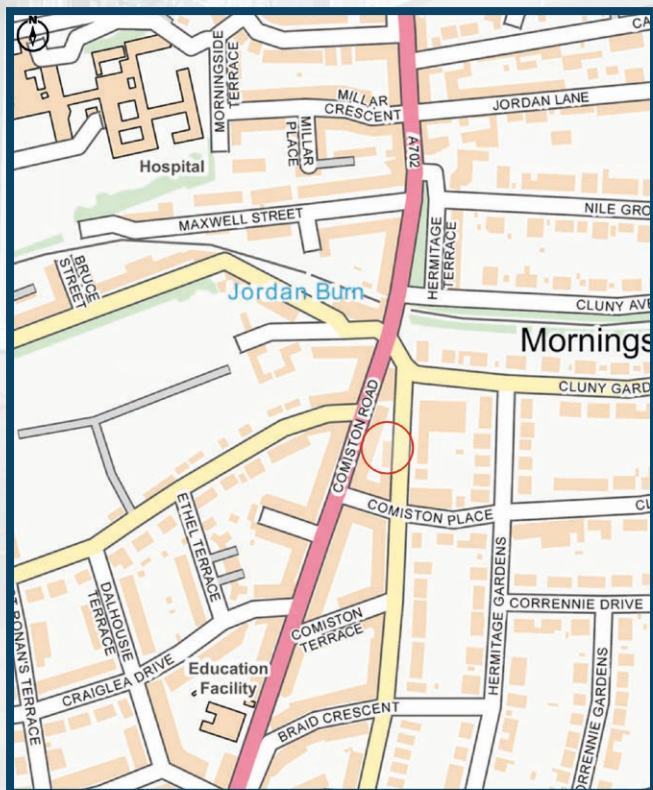
LOCATION

The property is situated on Braid Road within the Morningside/Comiston district of Edinburgh, an affluent and desirable area to the South of Edinburgh's City Centre.

The street itself is made up of predominantly high-end residential dwellings, with the premises itself forming part of a small terrace office self-contained office units on the left hand side of Braid Road, close to the junction where Braid Road meets Cluny Gardens.

Braid Road itself lies adjacent to Comiston Road that further connects to Morningside Road, which is the main thoroughfare linking the Southside of the city and beyond with Edinburgh's City Centre. The subjects are readily accessible via good public transport links with regular buses heading through the Morningside and Comiston area.

The location of the subjects is shown on the appended plan below:



DESCRIPTION

The subjects comprise a ground floor office suite, contained as part of a parade of five self-contained offices, within a detached brick/stone built single storey building, surmounted by a flat roof with what appears to be a bituminous felt or similar type covering. Externally, the property benefits from a large full height single glazed display window, with access taken via a pedestrian entrance door to the left-hand side of the unit.

Internally, the subjects are laid out to provide an open plan office section upon entry, with a further office/studio space to the right-hand side of the premise. A modern fitted kitchenette and well-conditioned W/C compartment were also noted within the premises. An electric security keypad entry system was noted to be present, with heating supplied via electric panel heaters. The floors throughout are solid with carpet and laminate overlays dependent upon location; the walls are a combination of solid and stud with a plaster and paint finish, with the ceiling noted to be of a further plastered and painted finish.

ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area of the subjects to be in the order of:

48.21 sqm (518 sqft)

RENT

Our clients are seeking offers over £13,000 per annum (exclusive of VAT). The property is available on either a Full Repairing and Insuring lease or Licencing Agreement.

RATES

According to the Scottish Assessors Association website the property has a current rateable value of £9,400 per annum, meaning that any potential occupiers could benefit from 100% rates relief in line with the Small Business Bonus Scheme.

VAT

The prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole letting agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

REFERENCE:

ESA2725

DATE OF PUBLICATION:

June 2022

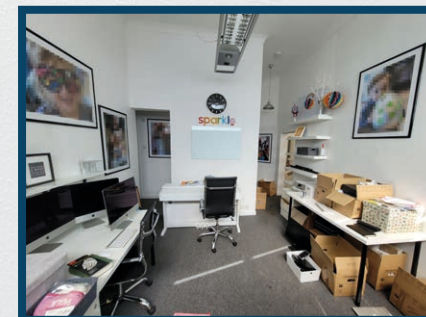
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