



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## TO LET

94-96 Brunswick Street, Leith, Edinburgh, EH7 5HU

- ✔ Large, corner unit with prominent double frontage
- ✔ Suitable for a wide range of Class 1A uses
- ✔ Short walk to McDonald Road tram stop
  - ✔ Qualifies for 100% rates relief
- ✔ Approximately 102 sq m (1,100 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## LOCATION

Brunswick Street is located approximately 1 mile north-east of Princes Street and connects Hillside Crescent with Haddington Place.

The subject property is in a mixed residential and commercial area and located on the corner of Elm Row and Brunswick Street just prior to its junction with Haddington Place.

Occupiers in the surrounding area include: Brazen Men's Hair, Twelve Triangles, Vittoria on the Walk, and Tribe Yoga.

Metered parking is available on Brunswick Street and the new McDonald Road tram stop is only a short walk away.

## DESCRIPTION

The subjects comprise a prominent corner retail premises arranged over ground and basement forming part of a four storey, traditional tenement building.

The ground floor provides an irregular shaped retail space benefitting from window openings on three sides. The unit benefits from a high ceiling, hard wood flooring and suspended lighting with plenty of external signage opportunities. To the rear of the ground floor is a small office.

The basement provides good storage space with a WC compartment.

The landlord will be undertaking works to renovate the unit to a 'white box' condition ready for a new tenant to take entry.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

102 sq m (1,100 sq ft)

## RENT

Our client is seeking rental offers over £20,000 per annum exclusive.

## LEASE TERMS

The premises are available for immediate let on full repairing and insuring terms for a period to be negotiated.

## USE

The premises is a shop falling within use Class 1A (Shops and financial, professional & other services). A café or bakery use **will not** be considered by the landlord.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £10,600 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## UTILITIES

The property is served by mains electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

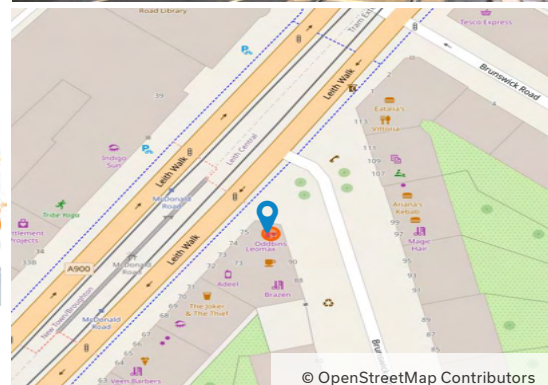
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887  
[iain.mercer@alliedsurveyorsscotland.com](mailto:iain.mercer@alliedsurveyorsscotland.com)

Bernadetta Majewska BSc (Hons) | Tel. 0131 357 4455 | 07917 924 112  
[Bernadetta.Majewska@alliedsurveyorsscotland.com](mailto:Bernadetta.Majewska@alliedsurveyorsscotland.com)

