

DM HALL

To Let

Class 1A

96 Bruntsfield
Place, Edinburgh,
EH10 4ES



40.62 SQ M
437 SQ FT

Property Details

- Unique and rare opportunity to occupy class 1A premises in established Bruntsfield Place location
- Situated directly opposite the bustling Bruntsfield Links
- Excellent pedestrian footfall and passing vehicular trade
- Rental offers over £14,000 per annum (VAT is not chargeable)

Location

Bruntsfield Place is one of the city's most established and affluent secondary retailing locations, located to the southside of Edinburgh city in close proximity to the Bruntsfield Links, Lothian Road, Morningside and The Grange.

More specifically, the subjects are located at 96 Bruntsfield Place on the north-western side of the road, in between the street junctions of Viewforth and Viewforth Gardens. The premises has numerous local and national occupiers within the nearby vicinity to include Neal Maclean Hair Studios, Rage & Bone Barbershop, Chop House and Macdougall Mcqueen.

The exact location of the premises can be seen on the appended plan:

Description

The subjects comprise a ground floor and basement class 1A premises of traditional stone construction, contained as part of a larger 5 storey premises, surmounted by a pitched and slated roof.

Internally, the subjects benefit from open plan sales/office space at ground floor level, with a staircase providing access to basement level that comprises storage space and a small W/C compartment.



Property Details

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Flexible Class 1A	25.77	277
Basement	Storage & W/C	14.85	160
TOTAL		40.62	437

TENURE & RENT:

The premises is available on a Full Repairing and Insuring Lease for a period to be agreed, with an asking rental quoted of offers over £14,000 per annum (VAT is not chargeable).

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

We understand that VAT is not chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

DM HALL



Regulated by
RICS



Make an enquiry

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