

Ryden

TO LET

RETAIL UNIT (CLASS 1A)
91 SQ M (980 SQ FT)



50A BROUGHTON
STREET
EDINBURGH
EH1 3SA



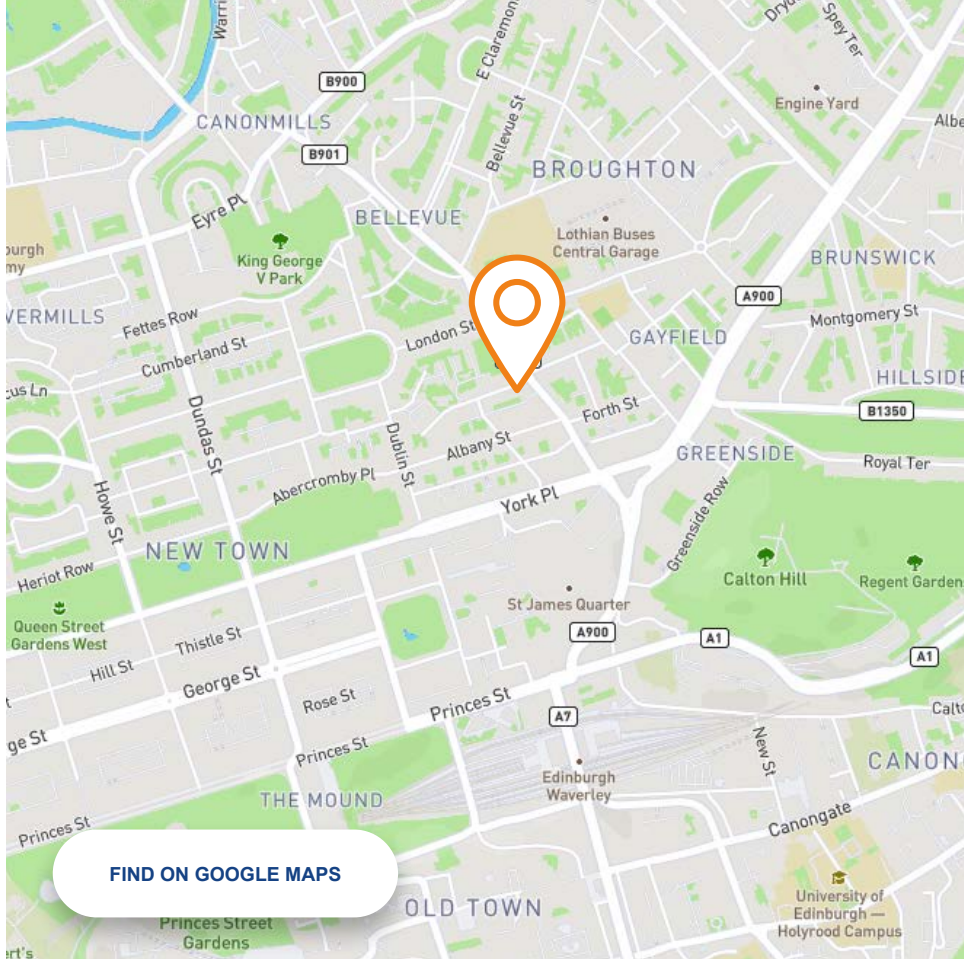
RARE OPPORTUNITY IN A
SOUGHT AFTER LOCATION

NEW FRI LEASE ON
FLEXIBLE TERMS

RATES FREE TO
QUALIFYING TENANTS

IMMEDIATE AVAILABILITY

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



[FIND ON GOOGLE MAPS](#)

RARE OPPORTUNITY IN A SOUGHT AFTER LOCATION
91 SQ M (980 SQ FT)



LOCATION

Edinburgh is the capital city of Scotland and is a major administrative centre housing the Scottish Parliament, Scottish Executive and the Judiciary System. The city is ranked as the UK's 2nd largest financial centre and the 6th largest in Europe. It has a resident population of approximately 450,000 of which 290,000 are of working age and a catchment of 780,000.

The subjects are located on the west side of Broughton Street which runs perpendicular to York Place, close to the roundabout connecting to London Street.

Nearby occupiers include Broughton Bar, Broughton Market, Curiouser, The Olive Branch and New Town Deli among others.

DESCRIPTION

The subjects comprise the ground and basement of a stone tenement building under a pitched and slated roof. The ground floor is arranged to provide a sales area whilst the basement provides ancillary storage and WC facilities.

ACCOMMODATION

| DESCRIPTION | SQ M | SQ FT |
|--------------|-----------|------------|
| GROUND FLOOR | 35 | 377 |
| BASEMENT | 56 | 603 |
| TOTAL | 91 | 980 |

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.

RENT

£14,500 per annum exclusive.

EPC

Available upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £9,700.

Under the Small Business Scheme, properties with an RV below £12,000 may qualify for 100% relief on rates payable, depending on individual circumstances.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.





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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **March 2024**

