

# NEW LEASE AVAILABLE

219 Bruntsfield Place  
Edinburgh EH10 4DH

- ▶ Prominent corner ground and basement unit totalling 728 sq ft
- ▶ Quoting rent £20,000 pa
- ▶ The unit benefits from the Small Business Bonus Scheme
- ▶ Date of entry by arrangement



## LOCATION

Bruntsfield is a popular district of Edinburgh situated 1.8 miles from the city centre. Bruntsfield benefits from a large residential catchment with a considerable number being students and young professionals.

Bruntsfield Place serves as one of Edinburgh's main arterial routes, linking with other major transport routes such as Morningside Road and Lothian Road, benefiting from substantial passing trade. The subject is in close proximity the Bruntsfield Links and the Meadows which is a large 58-acre park which is very popular with the local residents especially in the summer months.

The subjects neighbours a great mix of national and independent businesses including a wide range of retailers, cafes, restaurants, and beauty occupiers.

Nearby occupiers include **Costa, Starbucks, Vivaldi Clothing, Acanthus** and **Decanter**.

## DESCRIPTION

The property comprises of ground and basement on a prominent corner position. Internally the property presents very well, with the majority of the ground floor being an open retail space, there is a small tea-prep area to the rear as well as a toilet.

## ACCOMMODATION

We calculate the property to extend to the following approximate net internal areas:

GROUND FLOOR	515 SQ FT	47.9 SQ M
BASEMENT	213 SQ FT	19.8 SQ M
TOTAL	728 SQ FT	67.7 SQ M

## PLANNING

The subjects are currently consented under Class 1A planning, which has replaced and combined former use classes 1 (shops) and 2 (financial, professional and other services). Changes between the previous two

classes is therefore possible without the need to apply for planning permission. Interested parties are advised to speak directly to the Local Planning Authority.

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## RENT

Offers of **£20,000 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 2023 is **£15,200**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£7,569**. The property benefits from the small business bonus scheme at a 24% discount reflecting a likely payment of **£5,752.90**

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

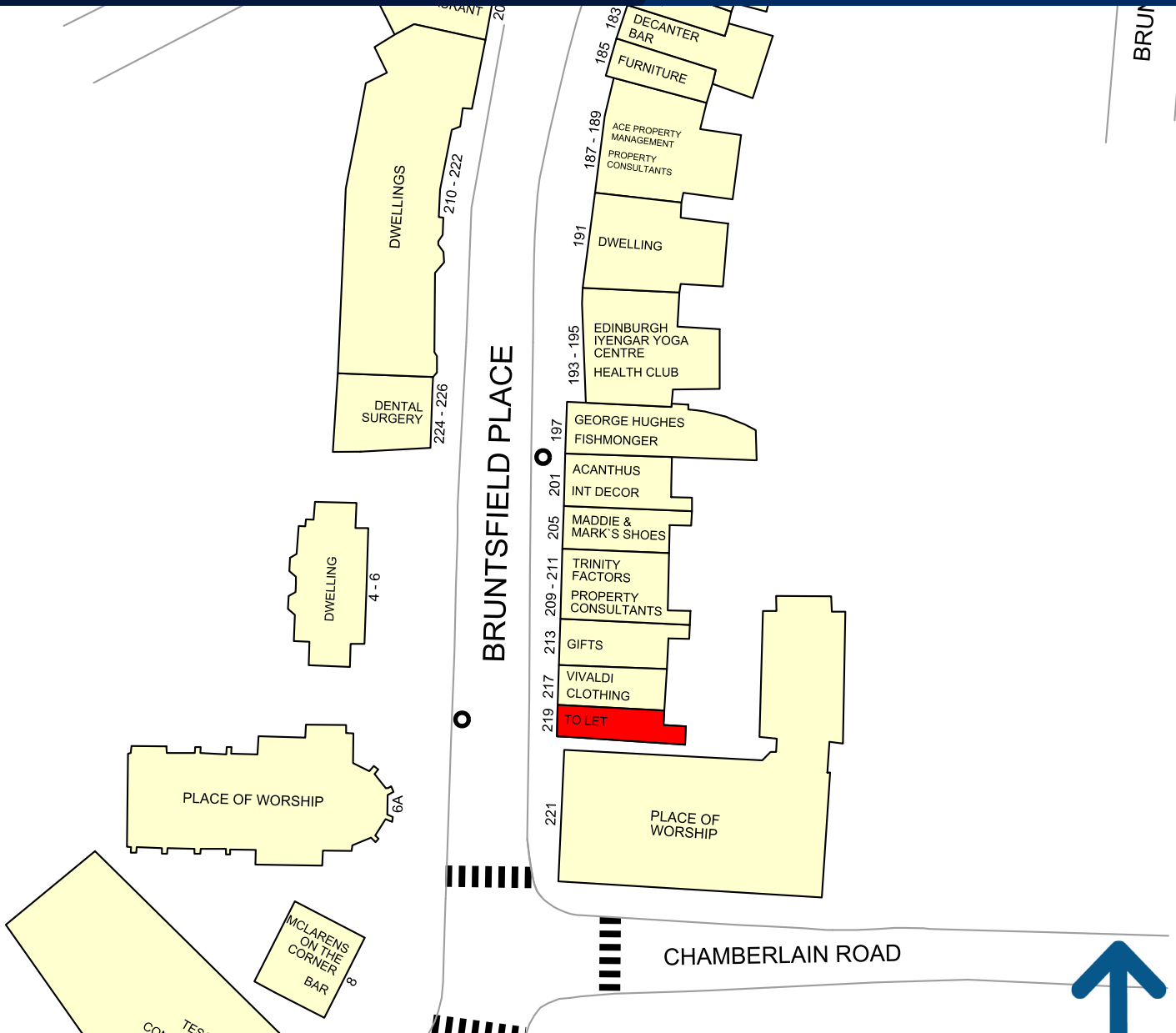
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

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

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## GET IN TOUCH



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