



Unique Remote Kitchen / Workshop / Studio Opportunity To Let

Rent: Offers over £10,000 pa

Basement: 1,264 sq ft

Location

Polwarth is an affluent residential neighbourhood comprising a mix of young professionals, families and students. It is located approximately 1.5 miles south west of the city centre, and situated next to the popular area of Bruntsfield.

The subjects occupy a self-contained unit on Merchiston Avenue, benefitting from high levels of footfall and surrounded by several strong local retailers.

Nearby occupiers include [Margiotta](#), [Café Florentin](#), [Blacks Barbering](#), [Polwarth Pharmacy](#) and [Bryton Travel](#).

Description

The unit is situated on the basement level of a traditional stone-built tenement block. The premises are accessed via a set of internal stairs from the private door entrance located on Merchiston Avenue.

Internally, the subjects comprise a large open plan unit which currently provides a remote kitchen facility, however would be suitable for a variety of uses, subject to the relevant planning consents.

Accommodation

The premises are arranged over basement level only and comprise the following approximate net internal area:

Basement: 1,264 sq ft / 117.45 sqm

Lease

The premises are available by way of a new FRI lease.

Rent

Offers in excess of £10,000 pa are invited.

Rates

Rateable Value: £1,400

The premises qualify for 100% Business Rates Relief (no rates payable) under the Small Business Bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.

Planning

The premises benefit from having Class 1A consent. Other uses may be available subject to change of use from the local planning authority.

EPC

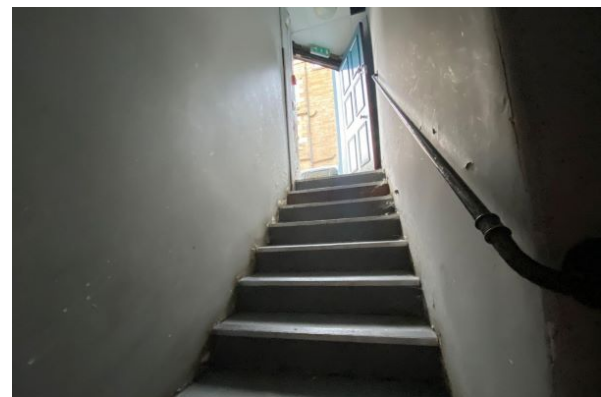
EPC Report is available on request.

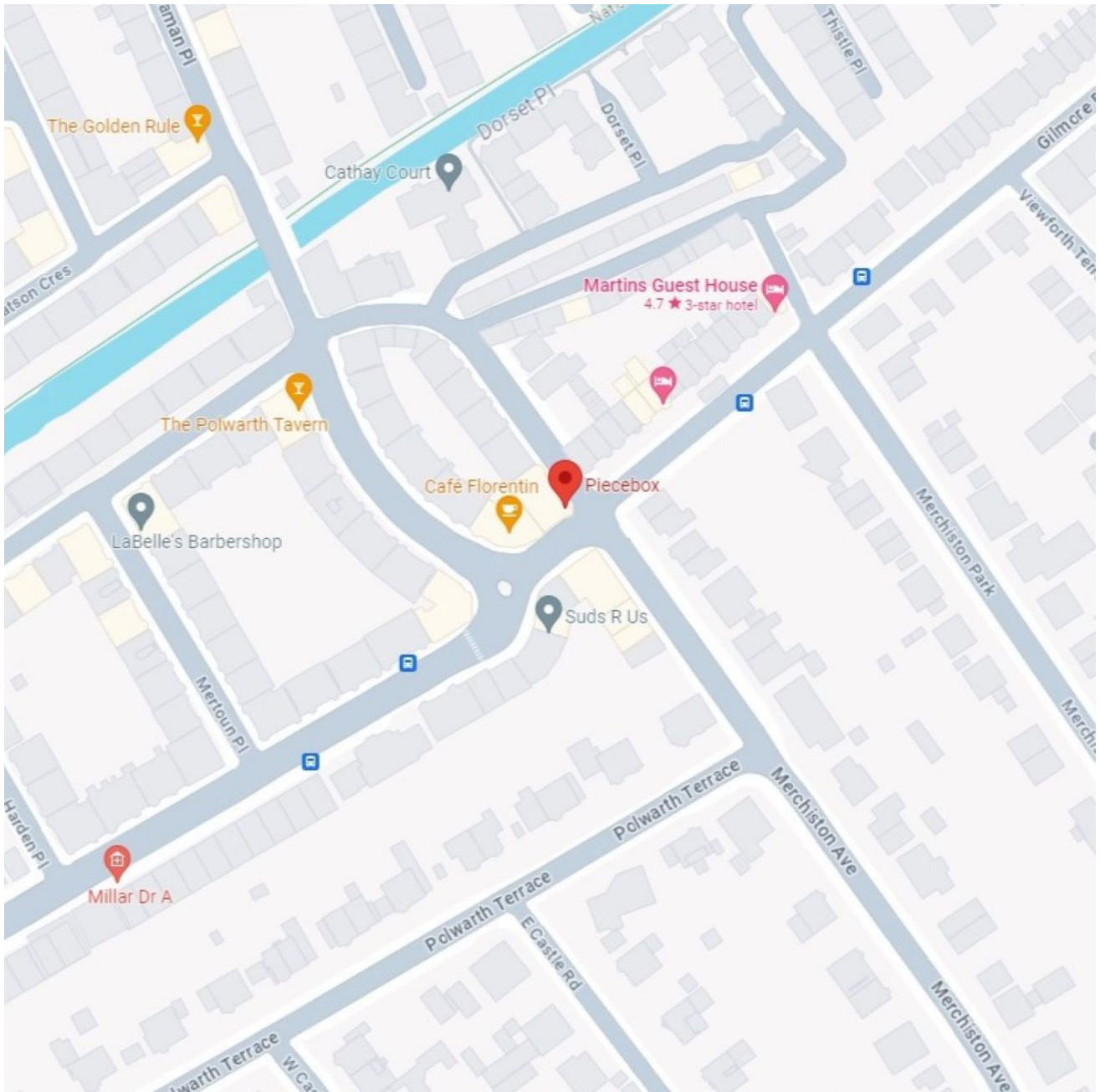
Legal Costs

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

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.





Viewing strictly by appointment through ORINSEN or our joint agents J&E Shepherd

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