

SHOP UNIT TO LET

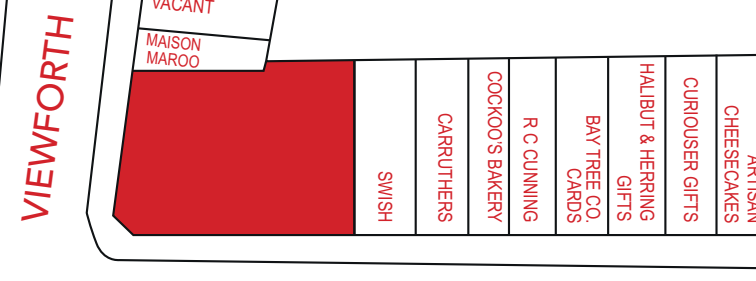
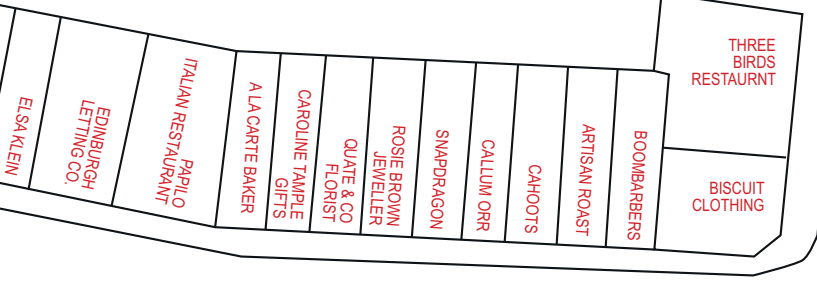
(WITH BENEFIT OF RESTRICTED CLASS 3 CONSENT)

124 - 130 Bruntsfield Place, Edinburgh EH10 4ES



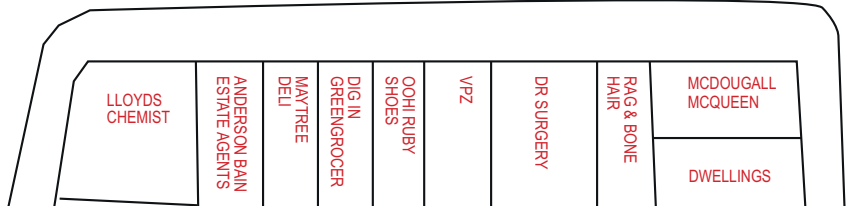
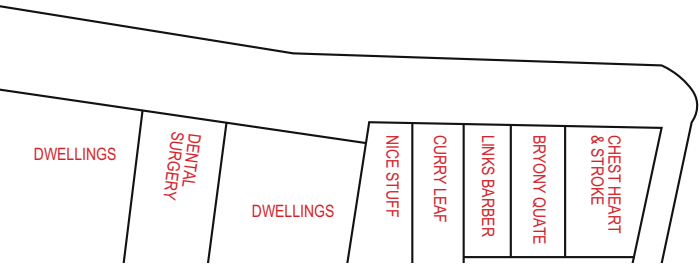
- **Ground Floor 2,094 sq.f.t (194.61m²)**
- **Basement 1,290 sq.f.t (199.89m²)**
- **Restricted Class 3 Consent**
- **Prominent Corner Location**

**SUTHERLAND
BROWN**
0141 221 8242



BRUNTSFIELD PLACE

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LOCATION

Bruntsfield is an affluent residential area situated approximately 1.5 miles south of Princes Street. Bruntsfield Place forms a main arterial route into Edinburgh City Centre providing shopping, financial services and licensed premises. It is well served by the public transport system.

The premises are situated on a prominent corner location in the block bounded by Viewforth Gardens to the north and Viewforth to the south.

Nearby occupiers include Lloyds Pharmacy, Biscuit Ladieswear and a number of local traders.

DESCRIPTION

The premises comprise a prominent corner unit arranged over ground and basement floor levels of a five storey traditional stone built tenement building under pitched and slated roof.

ACCOMMODATION

The main dimensions and net internal areas are as follows:-

Gross Frontage	57'4"	17.47m
Return	9'3"	2.82m
Ground Floor	2,094 sq.ft.	194.61m ²
Basement	1,290 sq.ft.	119.89m ²

RATING

We are advised by the local Assessors Department that the subjects are entered in the current valuation roll as follows:

Rateable Value £49,600

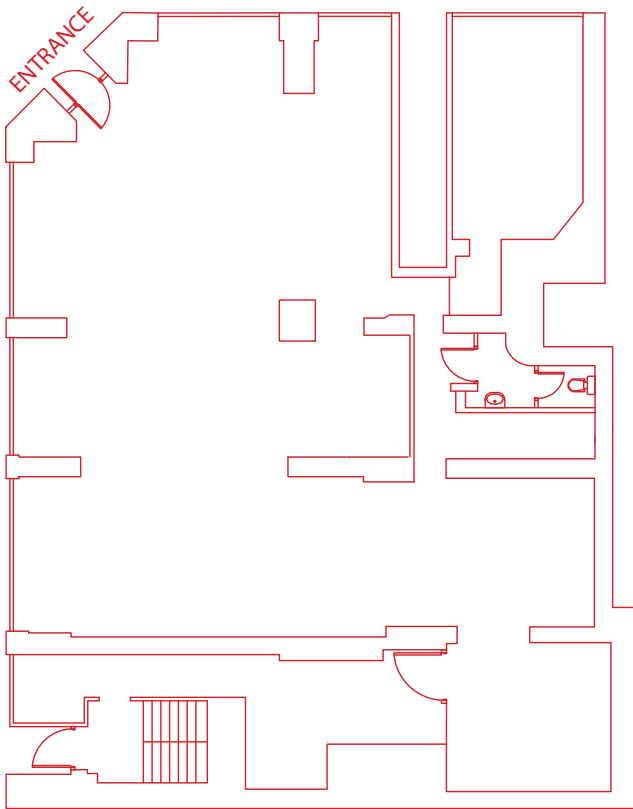


RENT

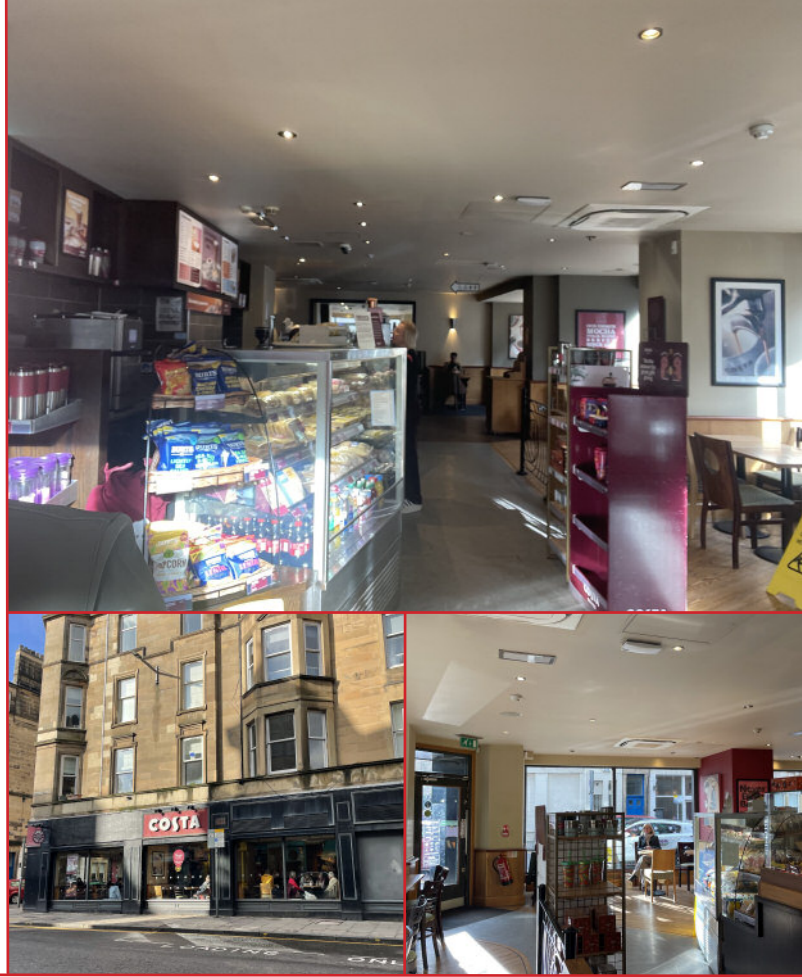
Offers in excess of £68,500 per annum are invited, exclusive and payable quarterly in advance.

LEASE TERMS

The premises are available by way of a new full repairing and insuring lease for a negotiable period of time subject to upper only rent reviews.



Ground Floor



LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the incoming tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

EPC

A copy of the EPC report will be made available on request.

PLANNING

The subjects enjoy the benefit of a Class 3 coffee shop use subject to conditions that allow cooking, heating and re-heating operations on the premises which will be restricted to use of panini grills x 2, toasters and a coffee machine only. Consented operational hours are between 7am and 7pm Monday to Sunday.

A full copy of the planning consent is available on request.

ENTRY

By arrangement.

VIEWING & FURTHER INFORMATION

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