



## Prominent Cafe / Office / Retail / Restaurant Unit - To Let Fully fitted with extraction

Rent: Offers over £20,000 pa

Ground Floor: 1,042 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 prominent corner position on Polwarth Crescent, 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.

### Accommodation

The premises are arranged over ground floor only and comprise the following approximate net internal area:

Ground Floor: 1,042 sq ft / 96.77 sqm

There is a fitted basement area underneath the ground floor subjects (separate entrance). This can be let alongside the ground floor space or separately. Further details on request.

### Lease

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

### Rent

Offers in excess of £20,000 pa are invited.

### Rates

Rateable Value: £16,000  
UBR (2023/24): £0.498  
Rates Payable: £7,968 pa

### Planning / EPC

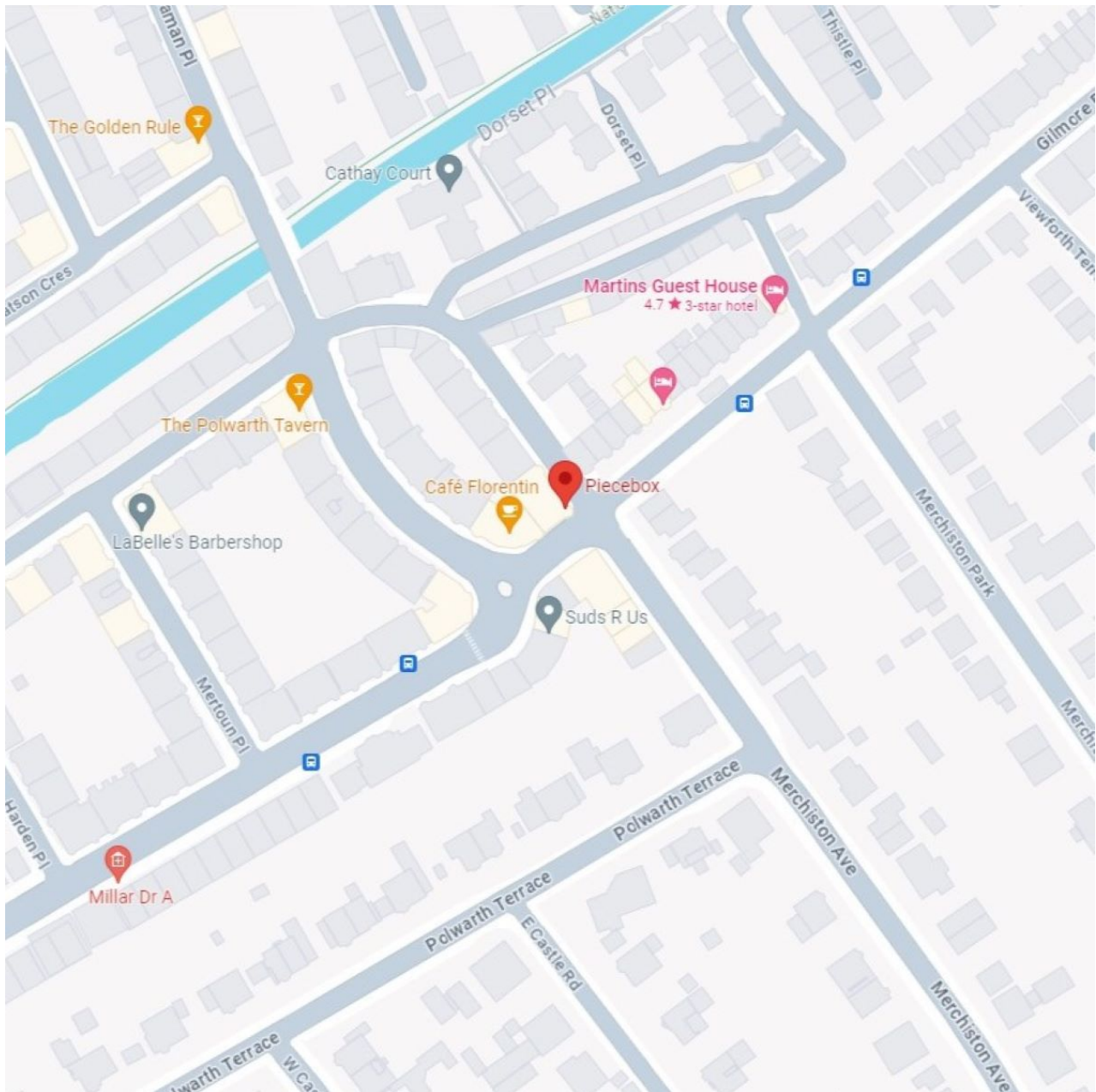
The premises benefit from having Class 3 consent. An EPC Report is available on request.

### 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 Shepherd

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