



Retail Unit - To Let

Rent: Offers Over £42,500 (excl VAT)

Ground Floor: 1,611 sq ft

Location

Edinburgh has a population of 507,000 and is one of the strongest retailing centres in the UK, dominating its catchment of 1.6 million. Edinburgh is the second most visited city in the UK, with over 4 million visitors a year.

Bread Street is situated just off Lothian Road in the centre of Edinburgh and is home to [DoubleTree by Hilton](#) as well as many top-rated independent occupiers such as [Greek Artisan Pastries](#) and [Bentoya](#). Nearby occupiers include [Odeon Cinema](#), [SKYbar Edinburgh](#), [Bread Meats Bread](#) and [Pret A Manger](#).

Accommodation

The premises are arranged over ground and basement levels, comprising of the following approximate net internal areas:

Ground Floor: 1,611 sq ft / 150.35 sqm
Basement: 313 sq ft / 29.13 sqm

Rent

Offers in excess of £42,500 pa (excl. VAT) are invited.

Lease

The premises are available on a new FRI lease for a negotiable term.

Rates

Rateable Value: £23,800
UBR (2024/25): £0.498
Rates Payable: £11,852 pa

Planning / EPC

The premises benefit from having [Class 1A](#) and restricted [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.

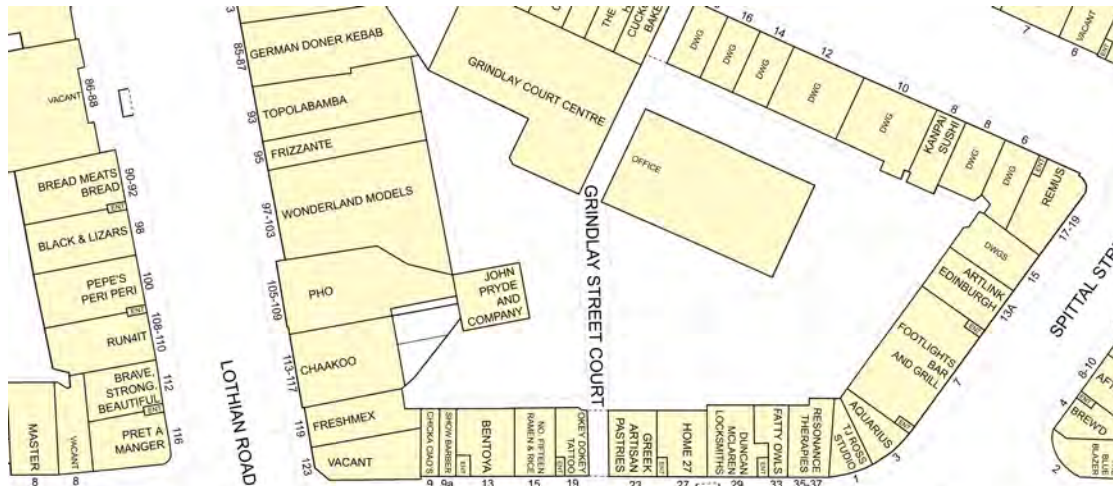
Anti-Money Laundering Regulations

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.

TO LET

22 Bread Street
Edinburgh EH3 9AF





Viewing strictly by appointment through ORINSEN

Andy Bain
T. 0131 374 1111
M. 07770 524977
E. abain@orinsen.com

Joe Stephenson
T. 0131 374 1111
M. 07580 519431
E. joe@orinsen.com

Important Notice

ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **Published: February 2025**