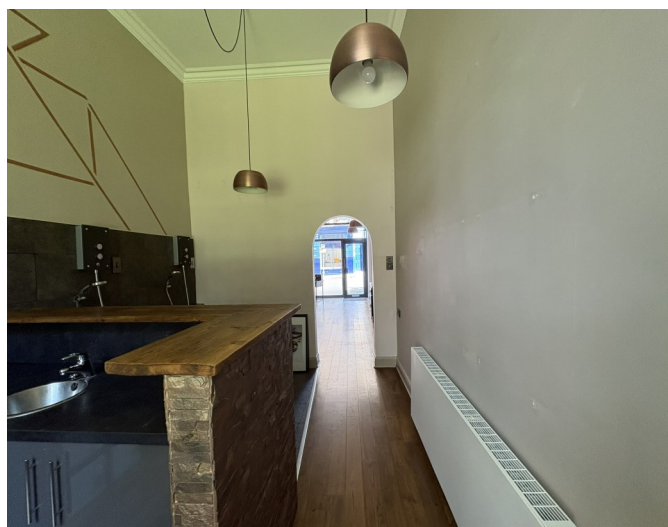
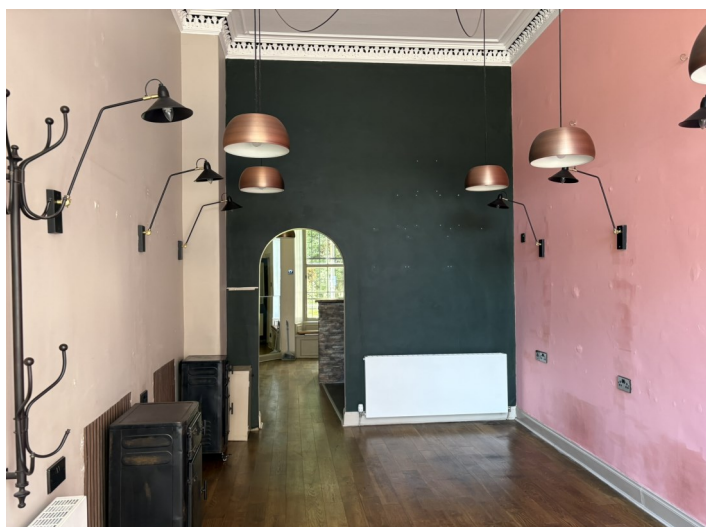




ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let
£15,000 Per Annum

23 Bruntsfield Place, Edinburgh EH10 4HN

Class 1a–Retail/Office/Salon

T: 0131 290 2350 | E: commercial@imedjk.co.uk | www.imedjk.co.uk | Follow us @imedjk

Location

The subjects are located at 23 Bruntsfield Place, on the east side of this established south-west Edinburgh retail thoroughfare, close to its junctions with Leamington Terrace and Gillespie Crescent. The property sits within Bruntsfield, between Tollcross to the north-east and Morningside to the south, in a mixed-use neighbourhood characterised by ground-floor commercial units with residential accommodation above.

Bruntsfield is a well-established Edinburgh neighbourhood adjoining Merchiston and Marchmont, with Bruntsfield Links and the Meadows located a short distance to the north and Holy Corner forming a recognised local focal point to the south. The surrounding area benefits from a strong mix of independent cafés, restaurants, specialist retailers, hotels and everyday services.

The location also benefits from proximity to Edinburgh Napier University's Merchiston Campus and the surrounding residential catchment, supporting regular footfall throughout the day. Nearby occupiers include the Bruntsfield Hotel, Costa Coffee, Zen Beauty, Flamingosaurus Rex and a range of local retail and leisure operators. Bruntsfield Place is served by regular bus routes linking the area with the city centre, Morningside, Colinton and wider south Edinburgh.

Description

The subjects comprise an attractive ground floor retail unit forming part of a traditional tenement building in the heart of popular Bruntsfield, one of Edinburgh's most sought-after neighbourhood retail locations. The unit benefits from excellent visibility to Bruntsfield Place and high levels of passing footfall generated by the surrounding residential population, nearby businesses, leisure operators and regular public transport connections.

Access is provided via a neat entrance door, positioned beside a prominent display frontage which offers good scope for branding and product presentation. Internally, the accommodation is arranged in a practical front-shop/back-shop configuration, providing an open sales or customer-facing area to the front, with ancillary space, WC facilities and a tea preparation area to the rear.

The premises have been fully renovated and are presented in walk-in condition, making them well suited to a range of occupiers seeking a ready-to-trade premises in a high-quality local trading pitch. Potential uses may include boutique retail, beauty and wellness, specialist food and drink, café or takeaway use, professional services, lifestyle retail, galleries, studios or other neighbourhood-focused commercial uses, subject to all necessary consents.

Accommodation

According to our recent measurement survey, the subjects comprise of the following approximate net internal area over ground and basement floors:

Total 34 sq. m (366sq. ft)

Rent Price

We are seeking a rent of £15,000 per annum on full repairing and insuring lease

EPC

Available upon request

Utilities

The property is served by mains Electricity, Gas and Water

Rent Price

£15,000 per annum is sought to grant a new Full Repairing & Insuring lease for a minimum period of five years or more.

Rateable Value

According to the Scottish Assessors website (www.saa.gov.uk) the subjects have a Rateable Value of £10,400. The uniform business rate for the current year is £0.49 pence in the pound.

Entry

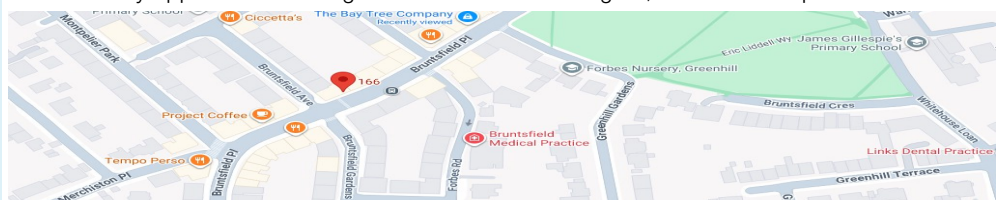
By agreement on completion of a formal missive under Scots Law.

Legal Costs

Each party will bear their own legal costs. The ingoing tenant will be responsible for any LBTT due on the lease or purchase.

Viewing and Further Information

By appointment through the sole commercial agent, ime DJK Group Ltd.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.

The vendors or lessors do not make or give, and neither do IME for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.