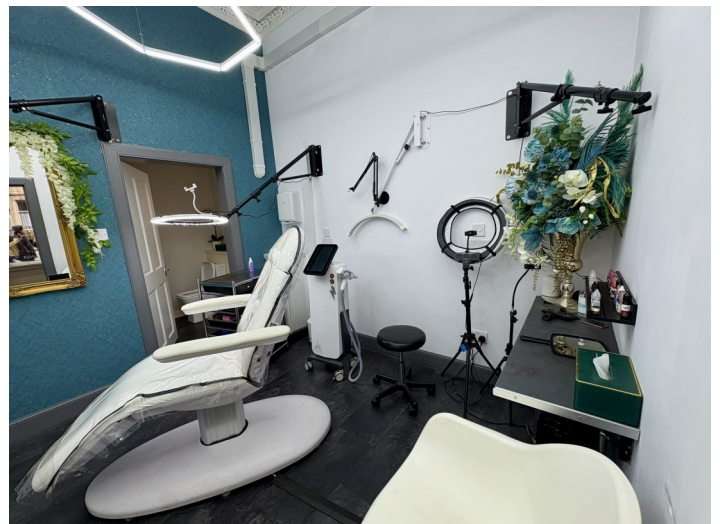




ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let
£16,000 Per Annum

166 Bruntsfield Place, Edinburgh EH10 4ER
Class 1a–Retail/Office/Salon

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Location

Bruntsfield Place lies in between the popular Morningside and Tollcross areas of Edinburgh approximately 1.8 miles southwest of the city centre and is close to the affluent residential areas of Polwarth and Merchiston. Black Sheep Coffee and a handful of independent traders such as hairdressers, barbers and cafes, are close by as is Boroughmuir High School at Fountainbridge just a short walk away and Holy Corner, George Watsons and Bruntsfield Links.. The area is well served by public transport, too, with regular bus services offering city-wide destinations. Meanwhile, for commuters, Waverley Station and the recently refurbished Haymarket Station are approximately 1.8 and 1 mile away respectively with regular buses.

Description

The subjects are generally in good condition. The unit forms the ground floor and basement levels of a traditional Edinburgh tenement building and occupies a prominent position with good footfall from the local schools, passing motorist as well as locals. The layout provides spacious accommodation with a generous ceiling height in the main shop area. It also enjoys good levels of natural daylight afforded by the large window unit and glass entrance door. A partition creates a treatment room to the rear with a WC in behind. There is a further treatment room available in the basement of the shop and a further nicely decorated WC.

Externally the unit is well presented with good signage space.

The space would suit a wide variety of occupiers to set up their business here or add to their existing business.

Accommodation

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

Ground 23 sq. m (248 sq. ft)
Basement 19 sq. m (205 sq. ft)

Total 42 sq. m (453 sq. ft)

Rent Price

We are seeking a rent of £16,000 per annum on full repairing and insuring lease

EPC

Available upon request

Utilities

The property is served by mains Electricity and Water

Rent Price

£16,000 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 £11,300. The uniform business rate for the current year is £0.49 pence in the pound.

Entry

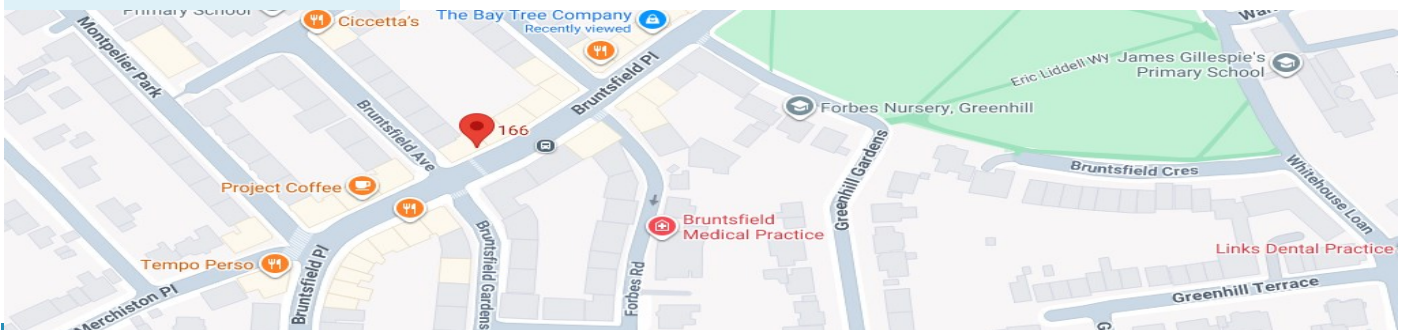
By agreement on completion of a formal missive under Scots Law.

Legal Costs

Each party will bear their own legal costs. The incoming 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.

