



To Let
Retail Unit
Rent: Offers over £14,500 pa
Ground Floor Sales: 328 sq ft

Location

Broughton Street is a busy vehicular route located towards the east end of Edinburgh City Centre. The subjects are situated on the east side of Broughton Street near its junction with York Place and the top of Leith Walk. The location is in close proximity to the Edinburgh tram system, with the York Place tram stop approximately 100m from the property.

Nearby occupiers include [Soderberg Bakery](#), [Rollo Restaurant and Wine Bar](#), [Tesco Express](#), and [Medusa Hairdresser](#). The property is in close proximity to the new Edinburgh St James development, due to open in Spring 2021.

Accommodation

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

Ground Floor Sales: 328 sq ft / 30.5 sqm
Ground Floor Storage: 151 sq ft / 14.10 sqm

Lease

The premises are available by way of a new FRI lease from December 2021.

Rent

Offers over £14,500 pa

Rates

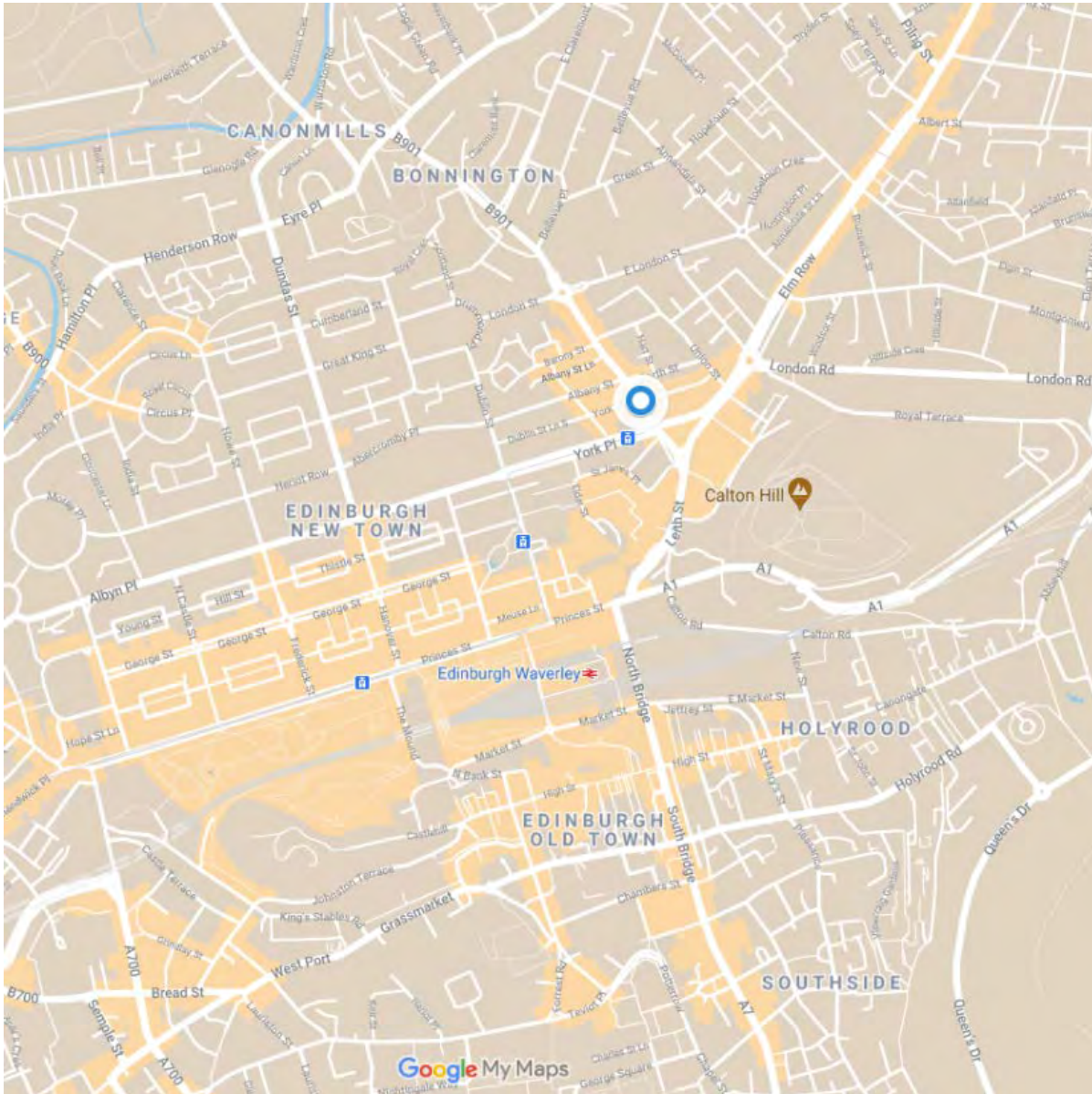
Rateable Value: £11,900
UBR (2021/22): £0.49
Rates Payable: £5,831 pa

Planning / EPC

The premises benefit from having Class 1 (Retail) 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.



Viewing strictly by appointment with ORINSEN

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