

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

136 BRUNTSFIELD PLACE, EDINBURGH EG10 4ES

LOCATION

Bruntsfield is a strong suburban retailing location comprising a good mix of shops, offices and restaurants with the main focus being on Bruntsfield Place. The property is situated in the Bruntsfield area of Edinburgh approximately 2 miles south of Edinburgh City Centre.

The premises are located on the west side of Bruntsfield Place in the block bounded by Viewforth to the north and Bruntsfield Avenue to the south. Nearby occupiers include **Lloyds Pharmacy**, **Bruntsfield Sports**, **Cost Cutter**, **Montepeliers** and **Costa Coffee**.

DESCRIPTION

The premises comprise a single windowed retail unit arranged over the ground and basement floors within a traditional stone built tenement building under a pitched and slated roof.

ACCOMMODATION

The net internal areas are as follows:

| | | |
|--------------|----------|-----------|
| Ground Floor | 453 sqft | 42.08 sqm |
| Basement | 195 sqft | 18.11 sqm |

RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

| | |
|---|---------|
| Rateable Value | £10,000 |
| Commercial Rate Poundage (exclusive of water and sewerage rates) | £0.426 |

RENT

Offers in excess of £15,000 per annum exclusive are invited

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming tenant will be responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

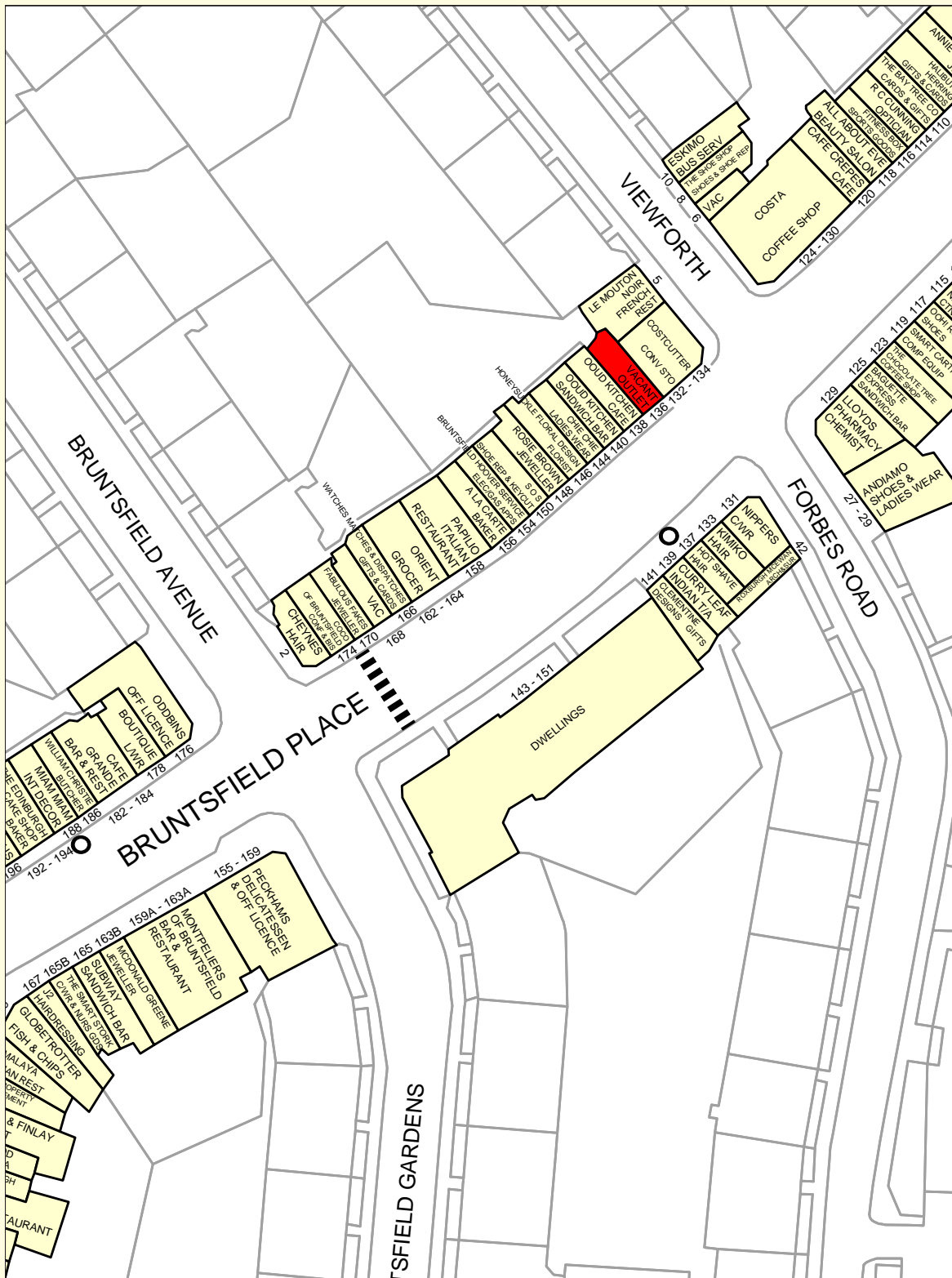
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer
Tel: 0131 243 9617
Email: callum@culverwell.co.uk



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January 2012

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