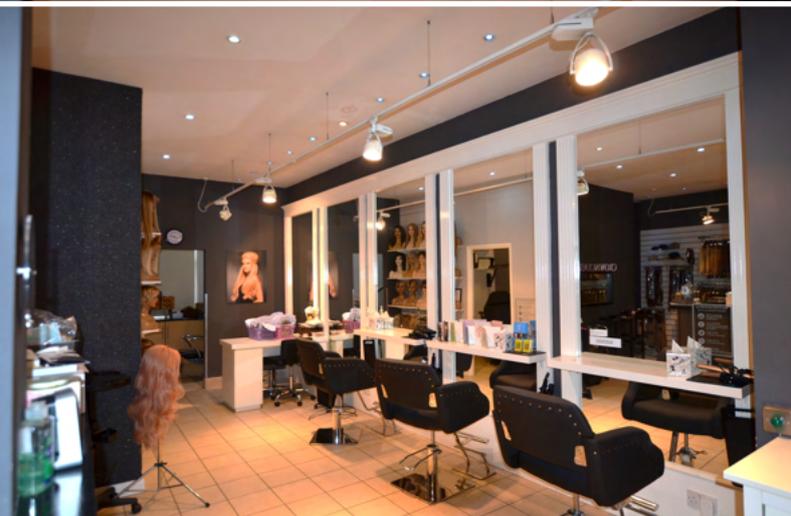




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 www.alliedsurveyorsScotland.com



TO LET

6-8 Bread Street, Edinburgh, EH3 9AF

- ✔ Prominent mid-terraced unit with a large single frontage
 - ✔ Would suit office/retail use
 - ✔ Spacious usable basement
- ✔ Approx. NIA of 123.45 sq m (1,329 sq ft)
- ✔ Rental offers over £23,000 per annum (excluding VAT)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



ALLIED SURVEYORS SCOTLAND

LOCATION

The subject property is situated in the Tollcross area of Edinburgh approximately 0.5 miles south of Princes Street.

It is located in an established retail and residential area on the south side of Bread Street close to the junction with Lothian Road. Nearby occupiers include a range of restaurants, cafes, barbers, Starbucks and the Double Tree Conference Centre.

The area is well served by a public transport. The closest railway station is Haymarket, reachable within a short walking distance.

Metered parking can be found on the street or surrounding streets.

DESCRIPTION

The subjects comprise a mid-terraced retail unit arranged over ground floor and basement set within a four-storey tenement building. Internally, the property comprises an open retail area with a partitioned treatment room to the front with a storeroom and kitchen to the rear.

The property benefits from a spacious usable basement where there are toilets, a staff room and storerooms.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

123.45 sq m (1329 sq ft)

RENT

Our client is seeking rental offers of £23,000 per annum to grant a new lease.

LEASE TERMS

The subjects are made available on the basis of a new full repairing and insuring (FRI) lease on flexible terms for a period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable of £15,500 effective 1st April 2023. The uniform business rate for the current year is £0.494 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

We understand the property is served by mains water and electricity.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating is G.

ANTI-MONEY LAUNDERING

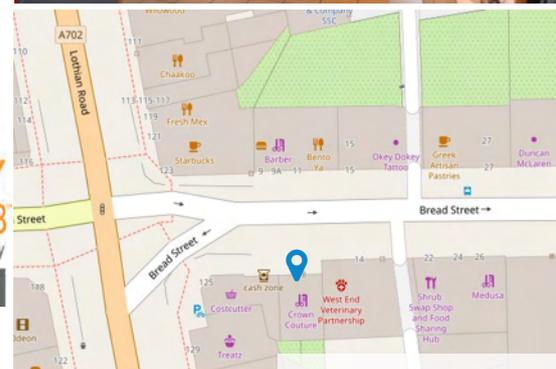
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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