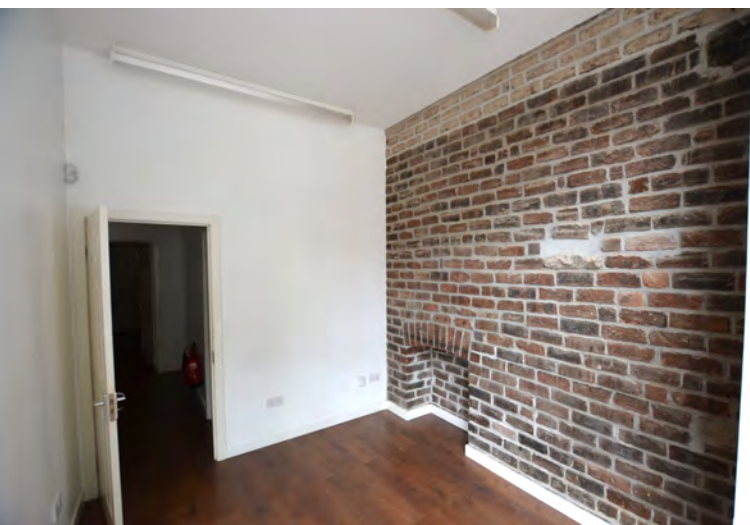




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Tel. 0131 357 4455 @AlliedEdinburgh
www.alliedsurveyorsscotland.com



TO LET

107 Brunswick Street, Leith, Edinburgh, EH7 5HR

- ✔ A well-presented, single-window Class1A premises
 - ✔ Suitable for a range of Class 1A uses
 - ✔ Short walk to McDonald Road tram stop
 - ✔ Qualifies for 100% rates relief
 - ✔ Approximately 38.63 sq m (416sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

Brunswick Street is located approximately 1 mile north-east of Princes Street and connects Hillside Crescent with Haddington Place.

The subject property is in a mixed residential and commercial area and located on the south side of Brunswick Street just prior to its junction with Haddington Place.

Occupiers in the surrounding area include: Twelve Triangles, Vittoria on the Walk, Brunswick Book Club, Umega, and Tribe Yoga.

Metered parking is available on Brunswick Street, and the McDonald Road tram stop is only a short walk away.

DESCRIPTION

The subjects comprise a single-window frontage premises located on the ground floor of a four-storey traditional tenement building.

The accommodation is arranged to provide a front area, two partitioned rooms, storage space, and WC facilities. There is potential to create a more open-plan layout by removing the internal partition walls, offering flexibility to suit a range of occupiers or business uses.

Access to the property is via a recessed entrance door, which is secured by a roller shutter for additional security.

ACCOMMODATION

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

38.63 sq m (416 sq ft)

RENT

Our client is seeking rental offers over £13,000 per annum exclusive.

LEASE TERMS

The premises are available for immediate let on flexible terms for a period to be negotiated.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £7,900 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% 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

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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.

ENTRY

Upon completion of a formal missive under Scots Law.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

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