

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
- ⊘ Rental offers over £23,000 per annum (excluding VAT)

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



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 dilligence 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.

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







13 19

VIEWING AND FURTHER INFORMATION

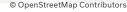
By appointment through the sole letting agents Allied Surveyors Scotland plc.

lain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887 iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons) | Tel. 0131 357 4455 | 07917 924 112 Bernadetta.Majewska@alliedsurveyorsscotland.com



H



.

10

Allied Surveyors Scotland plc registered office address is Herbert House, 24 Herbert Street, Glasgow, G20 6NB. Registration No: SC180267 – Registered in Scotland. A list of Directors can be obtained at this address. Allied Surveyors Scotland plc for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Allied Surveyors Scotland plc has any authority to make or give representation or warranty wherever in relation to the incidence of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. (5) All plans based upon Ordnance Survey maps are reproduced with the sanction of the controller of H.M. Stationery. **Publication Date: October 2023**