

TO LET

CLASS 1A PREMISES

Located within the heart of the
Bruntsfield district of Edinburgh

Offers over £27,000 per annum

Situated in bustling mixed-use
neighbourhood

Premises extends to 185 sqm (1,996sqft)

Versatile space with double-glazed
frontage

Suitable for a variety of uses subject to
the appropriate planning consents



WHAT 3 WORDS



27 FORBES ROAD, EDINBURGH, EH10 4EG

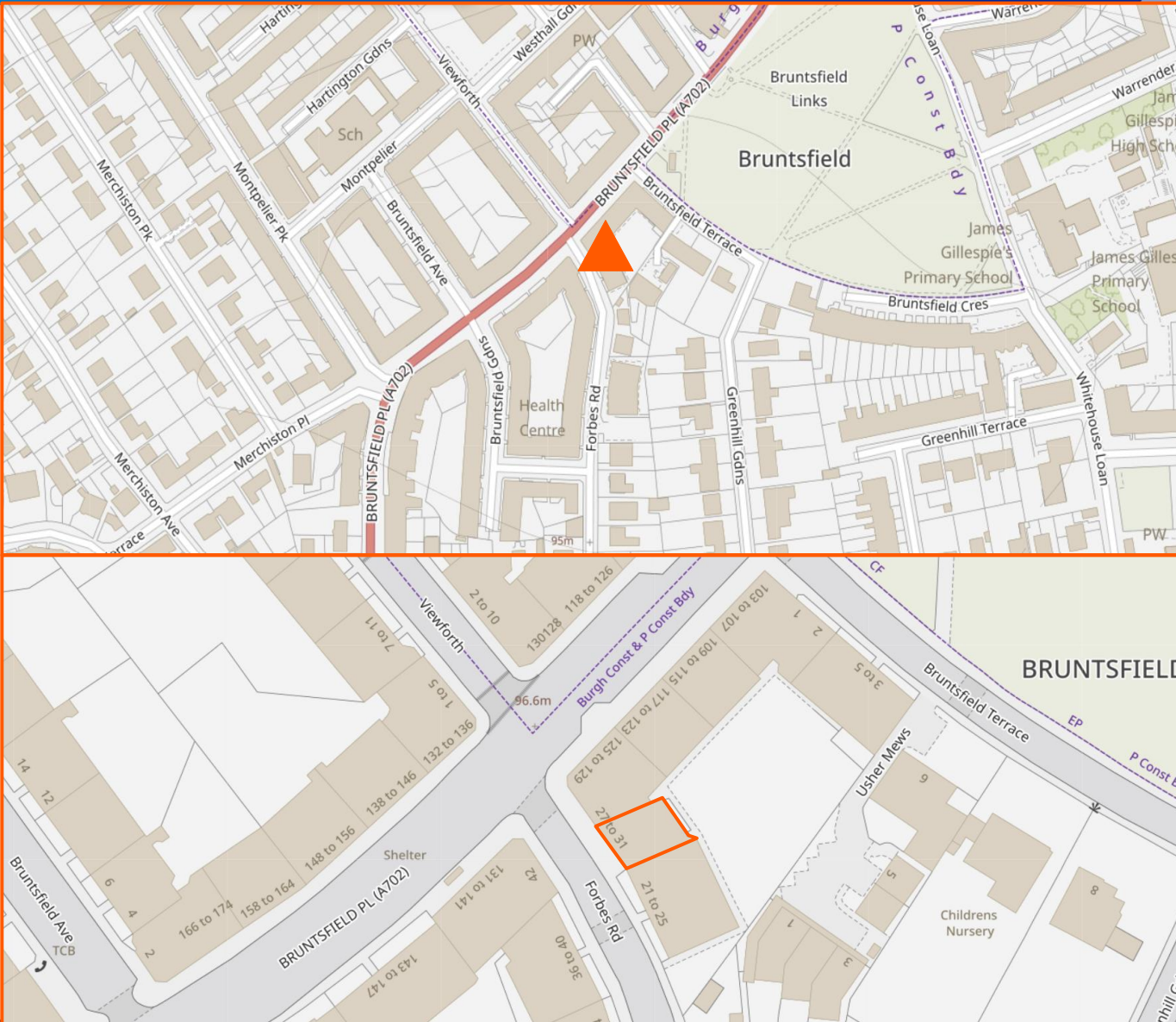
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Location

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Location

The subject is situated approximately 1.5 miles southwest of Edinburgh's city centre within the affluent district of Bruntsfield. The property is positioned at the junction of Forbes Road and Bruntsfield Place within the block bounded by Bruntsfield Terrace to the North and Bruntsfield Gardens to the South.

Bruntsfield Place is one of Edinburgh's most sought-after secondary retail locations and serves as a key arterial route, carrying significant volumes of vehicular and pedestrian traffic to the central business district from the southside.

Bruntsfield is an extremely popular mixed-use neighbourhood comprising of students, young professionals and families. There is a wealth of highly reputable national and local retail, restaurant, café and professional service businesses within close proximity including Pret, Sainsbury's, Cheynes, Montpeliers and Piggs.

The property presents a rarely available leasehold opportunity within the heart of one of Edinburgh's most desirable neighbourhoods.

Rarely leasehold opportunity within highly sought-after neighbourhood



VIRTUAL TOUR



Description

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Description

The subject comprises of an immaculately presented Class 1A premises arranged over the ground and basement floors of a traditional five storey and basement stone-built terrace. The property benefits from a double-glazed frontage allowing for excellent branding opportunities as well as an abundance of natural light that floods through the property.

Internally, the ground floor accommodation comprises a well-proportioned open plan space which offers flexibility for a range of businesses including retail, professional services, restaurant, café or leisure operators.

To the rear of the property there is storage space and W/C facilities as well as stairs that lead to the basement offering additional storage space.

Accommodation

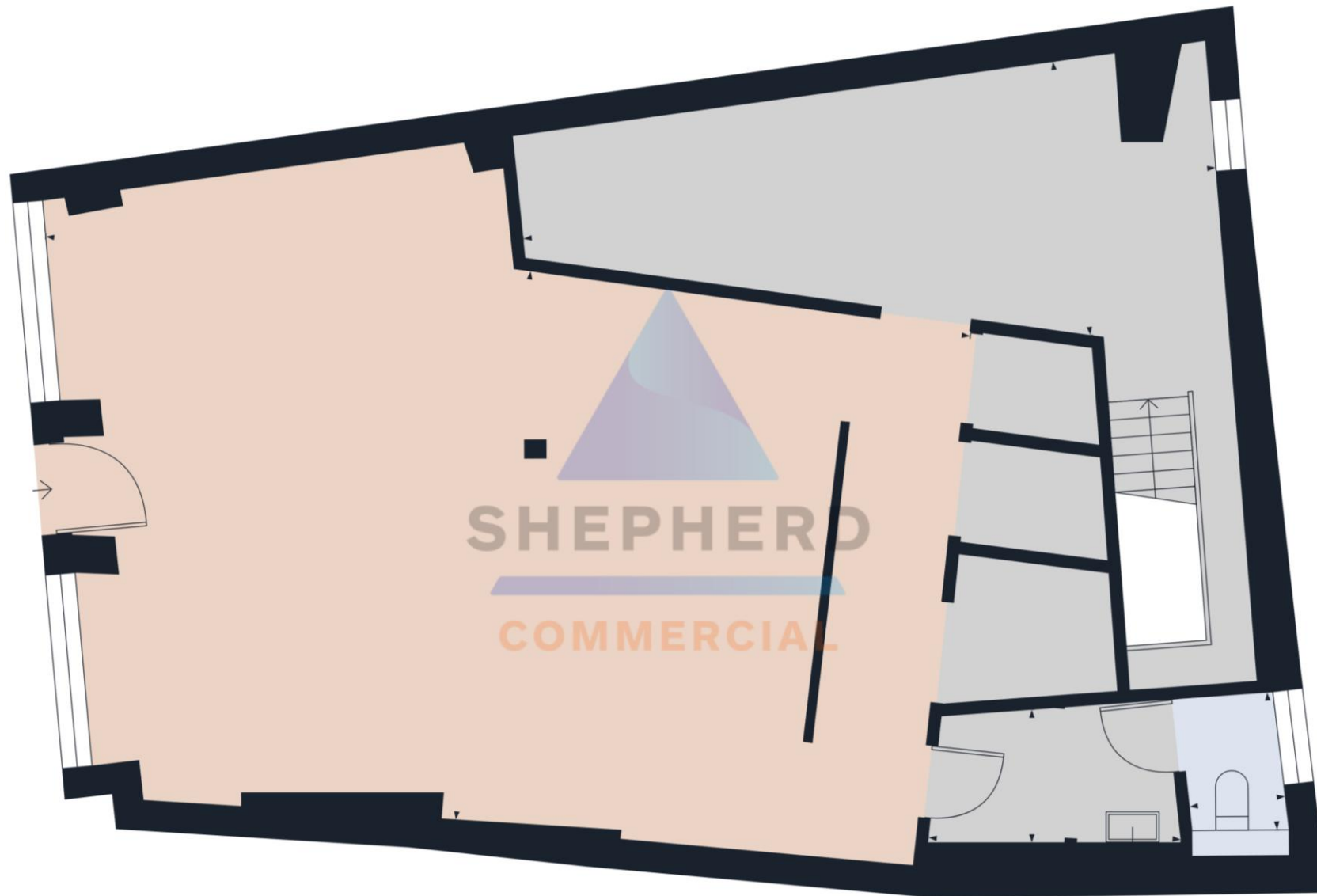
Size	m ²	ft ²
Ground Floor	90.55	974
Basement	94.92	1,022
TOTAL	185.47	1,996

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

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Lease

Offers over £27,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £20,300

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however, the owner/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

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