

# TO LET

## CLASS 1A PREMISES

Located in the highly sought-after  
Bruntsfield district of Edinburgh

Offers over £19,000 per annum

Rare leasehold opportunity in  
extremely popular neighbourhood

Benefits from extremely high levels of  
footfall and vehicular passing traffic

Premises extend to 69.63 sqm (750  
sqft)

Versatile space with prominent  
frontage

Suitable for a variety of occupiers  
subject to the necessary planning  
consents



WHAT 3 WORDS



22 BRUNTSFIELD PLACE, EDINBURGH, EH10 4HN

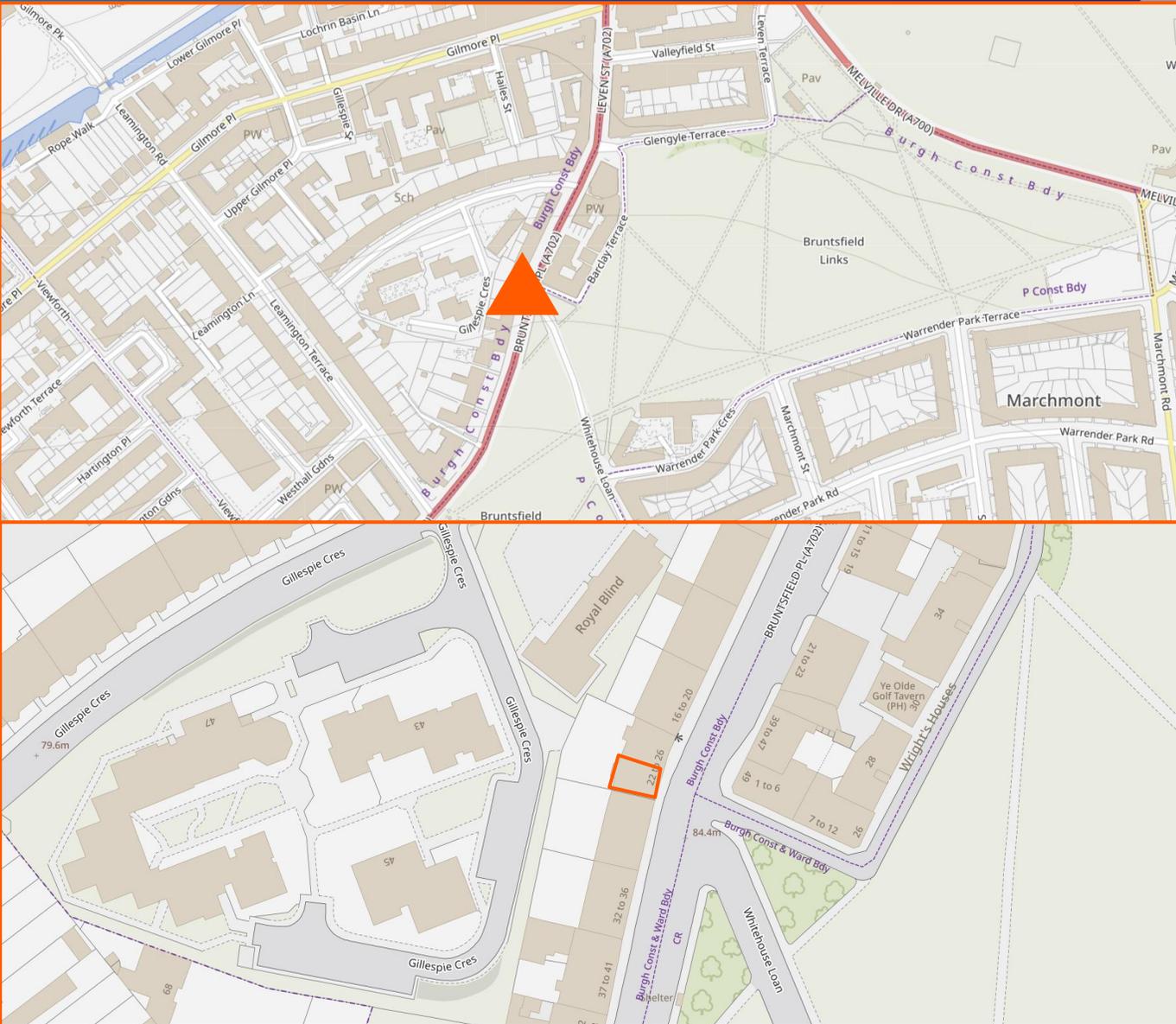
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# Location

22 BRUNTSFIELD PLACE, EDINBURGH, EH10 4HN



## Location

The premises is prominently positioned on the east side of Bruntsfield Place within the block bound by Gillespie Crescent to the north and to the south & Leamington Terrace to the south, within the affluent Bruntsfield district of Edinburgh. Bruntsfield Place is situated approximately 1.5 miles southwest of Edinburgh's city centre and forms part of a busy vehicular route carrying large volumes of traffic in & out of the city.

The premises is situated within the heart of Bruntsfield on an extremely well-established secondary retail parade, home to a mix of both reputable local tenants & recognised national occupiers. There is a wealth of retail, restaurant, café & professional service businesses in close proximity include Nordic Outdoor, Zen, Hair by JFK and The Blackbird.

Bruntsfield is an extremely popular residential neighbourhood with students & families alike, & as such is an extremely desirable location both residentially and commercially. The subjects are easily accessible with excellent transport links including numerous Lothian Bus routes and offers a rare opportunity in ones of Edinburgh's most sought-after locations.

**Rare Class 1A premises opportunity within highly sought-after neighbourhood**



Virtual Tour



# Description

22 BRUNTSFIELD PLACE, EDINBURGH, EH10 4HN



## Description

The subjects comprise a Class 1A premises arranged over the ground and mezzanine floors of a traditional four storey stone built terraced property surmounted under a pitched & slated roof. To the front elevation the property benefits from a double-glazed frontage allowing for excellent branding opportunities as well as an abundance of natural light that floods the property creating a pleasant & welcoming space.

Internally, the ground floor accommodation comprises an open plan well proportioned space which offers flexibility for a range of occupiers including retail, café, or professional service operators. There is a tea preparation area & store to the rear with staff and customer WCs. Additionally, the mezzanine provides space suitable for storage. The property is ready for occupation immediately.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	49.74	536
<b>Mezzanine</b>	19.89	214
<b>TOTAL</b>	<b>69.63</b>	<b>750</b>

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 Plans

22 BRUNTSFIELD PLACE, EDINBURGH, EH10 4HN



Ground Floor



Mezzanine



## Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

## Rent

Offers over £19,000 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £14,000 which will result in a rates payable of £6,972.

As of April 2026 the proposed rateable value is £16,000.

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

## 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 in-going tenant 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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