

# TO LET

## Two Storey Office/Retail Premises

157 Broughton Road, Edinburgh, EH7 4JJ



- **Prominent two storey office/retail premises**
- **Located in the Bonnington District of Edinburgh**
- **Offers in excess of £17,500 per annum**
- **Premises extends to 90.61m<sup>2</sup> (975ft<sup>2</sup>)**
- **Suitable for variety of uses**
- **Direct access onto shared roof garden**
- **Benefits from small business rates relief**
- **Within 10 minutes' walk of York Place tram stop**
- **Uncontrolled parking available on lane parallel**

**VIEWING & FURTHER INFORMATION:**  
Enquiries should be directed to:

Shepherd Chartered Surveyors  
12 Atholl Crescent  
Edinburgh  
EH3 8HA

Tel: 0131 225 1234

Contact:  
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[www.shepherd.co.uk](http://www.shepherd.co.uk)

### LOCATION

The property is situated on the north side of Broughton Road opposite the junction with East Clermont Street to the south within the popular Bonnington area of Edinburgh approximately, 1/2 mile to the north of the city centre. The premises is situated in close proximity to Tesco and Lidl Food Stores as well as being within walking distance to the Edinburgh Tram system.

### DESCRIPTION

The subjects comprise a double windowed office premises arranged over the ground floor and lower ground of a 4 storey end terraced tenement benefiting from access at street or lower ground levels. Internally the subjects comprise two open plan office/retail spaces on the ground floor with access onto the shared roof garden to the rear. The lower ground floor benefits from a furnished meeting room, further office/storage, tea prep and shower/WC facilities.

### ACCOMMODATION

We calculate that the subjects net internal area extends to approximately;

Ground Floor	51.11m <sup>2</sup>	550ft <sup>2</sup>
Lower Ground	39.50m <sup>2</sup>	425ft <sup>2</sup>
<b>Total:</b>	<b>90.61m<sup>2</sup></b>	<b>975ft<sup>2</sup></b>

### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £7,600 per annum. Therefore, the tenant will benefit from small business rates relief subject to other commercial properties they occupy.



### LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £17,500 per annum.

### VAT

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

### EPC

Released on application.

### LEGAL COSTS

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

### VIEWINGS

By Appointment Only.

