

# TO LET RETAIL UNIT

– RARE OPPORTUNITY IN  
A SOUGHT AFTER  
LOCATION

– RATES FREE TO  
QUALIFYING TENANTS

# Ryden



**50A BROUGHTON STREET  
EDINBURGH  
EH1 3SA**

## GET IN TOUCH

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**980**

SQUARE FEET

**91**

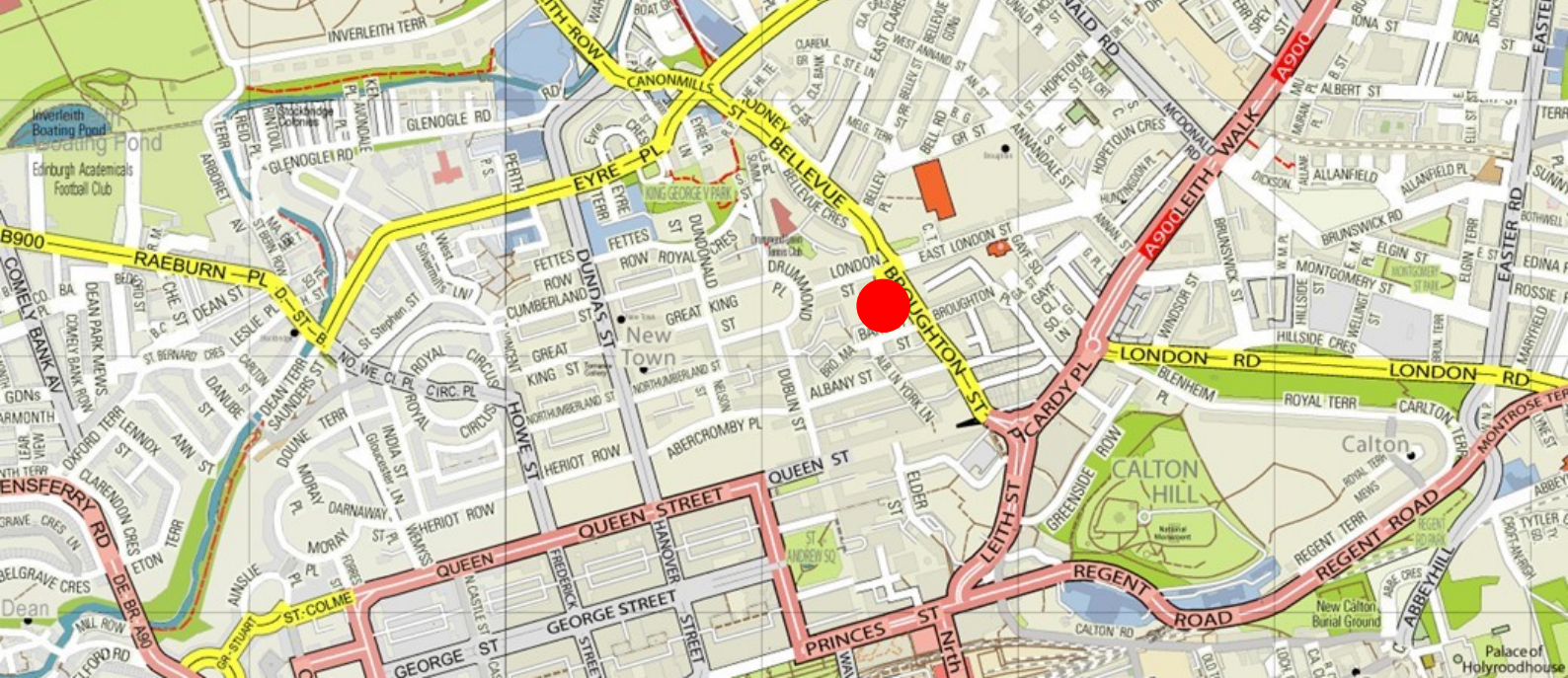
SQUARE METRES

Viewing is strictly by arrangement with the sole letting agent

**EDINBURGH**  
7 Exchange Crescent  
Conference Square  
EH3 8AN  
0141 204 3838



**ryden.co.uk**



## 50A BROUGHTON STREET EH1 3SA

### LOCATION

Edinburgh, the capital city of Scotland, is a major administrative centre housing the Scottish Parliament, Scottish Executive and the Judiciary System. The city is ranked as the UK's 2nd largest financial centre and the 6th largest in Europe. It has a resident population of approximately 450,000 of which 290,000 are of working age and a catchment of 780,000.

The subjects are located on the west side of Broughton Street which runs perpendicular to York Place, close to the roundabout connecting to London Street.

Nearby occupiers include Broughton Bar, Crombies, Nice Stuff and L'Escargot Bleu Restaurant among others.

### DESCRIPTION

The subjects comprise the ground and basement of a stone tenement building under a pitched and slated roof. The ground floor is arranged to provide a ground floor sales area whilst the basement provides ancillary storage and WC facilities.

### ACCOMODATION

The subjects have the following approximate areas:-

<b>GROUND FLOOR</b>	<b>35 sq m</b>	<b>(373 sq ft)</b>
<b>BASEMENT</b>	<b>56 sq m</b>	<b>(606 sq ft)</b>
<b>TOTAL</b>	<b>91 sq m</b>	<b>(981 sq ft)</b>

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

### LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.

### RENT

£14,500 per annum exclusive.

### RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £10,500.

Under the Small Business Scheme, properties with an RV below £15,000 may qualify for 100% relief on rates payable, depending on individual circumstances.

### LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

### VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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