



For Sale / May Let

1,650 sq ft + storage

189 Bruntsfield Place
Edinburgh
EH10 4DQ

Rare Freehold Opportunity with Full Vacant Possession

- Highly prominent ground floor office with extensive frontage in the heart of Bruntsfield
- Self-contained with exceptional branding opportunities
- Two separate entrances
- Class 1A planning - suitable for retail, financial and professional services, medical use etc
- Unconditional offers sought
- Owner-occupation or investment - VAT exempt
- Residential conversion potential, subject to planning



LOCATION

Bruntsfield Place is situated 1.5 miles southwest of Edinburgh city centre, serving as the main arterial route connecting Morningside and Bruntsfield with Tollcross and the city centre. The property occupies a prime, highly prominent location on Bruntsfield Place, close to the Holy Corner junction. A variety of cafes/bars, shops and restaurants neighbour the property, including Decanter, Tempo Perso, Piggs, Honeycomb, La Barantine, McLarens, Tesco Express, Sainsbury's, Montpeliers, Costa Coffee, Nordic Living and Iyengar Yoga Centre.

DESCRIPTION

The premises are arranged over ground floor and were previously occupied by a surgery prior to the current estate agent office use. The property benefits from extensive frontage. The accommodation is a mix of large, principal rooms overlooking Bruntsfield Place and smaller rooms with views across the rear garden.



ACCOMMODATION

The office has a net internal area of 1,650 sq ft / 153.29 sq m and has been measured in accordance with the Code of Measuring Practice (6th Edition).

Floor	Sq Ft	Sq M
Ground	1,650	153.29
Storage	26	2.42





PURCHASE, RENT AND LEASE TERMS

The property is available for sale on a freehold basis with vacant possession. Offers over £595,000 on an unconditional basis are sought. Our clients may also consider granting a new FRI lease. Terms available on request.

BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. The rateable value of the property is £16,300.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser/tenant responsible for the payment of any registration dues and LBTT payable.

VAT

The building is not elected for VAT.

EPC

The EPC rating for the property is C.

VIEWING & FURTHER INFORMATION

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