

# DM HALL

To Let

Class 1A Premises



150 Bruntsfield Place,  
Edinburgh,  
EH10 4ER

58.09 SQ M  
625 SQ FT



# Property Details

- Suitable for a range of Class 1A uses
- Situated in the heart of the desirable Bruntsfield suburb, surrounded by both local and national occupiers.
- High levels of pedestrian footfall throughout the year.
- Offers Over £19,000 per annum (exclusive of VAT)

## LOCATION:

The subjects are situated on Bruntsfield Place, occupying a prominent position within one of Edinburgh's most desirable and affluent neighbourhoods. Bruntsfield is a well-established retail and leisure destination, characterised by strong levels of footfall throughout the day and into the evening, supported by a large residential catchment and nearby green spaces.

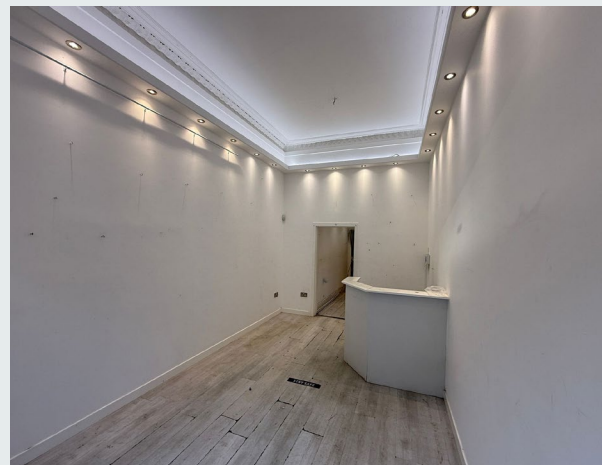
The surrounding area comprises a vibrant mix of independent retailers, cafés, restaurants, and professional services, creating a lively and attractive environment for both locals and visitors. The property benefits from excellent accessibility, with frequent bus services connecting directly to the city centre, Morningside, Marchmont, and wider Edinburgh. Bruntsfield Links and The Meadows are located a short walk away, further enhancing the area's appeal.

Neighbouring occupiers include a range of popular cafés, bars, and boutique retailers, with operators such as Costa Coffee, The Chocolate Tree, Montpelier's, and a variety of well-established local businesses positioned nearby.

## DESCRIPTION:

The subjects comprise the ground floor and basement of a mid-terraced, five-storey tenement building of traditional stone construction, under a pitched slate roof. The premises benefit from traditional retail frontage, providing excellent visibility and natural light fronting onto Bruntsfield Place.

Internally, the accommodation is arranged with an open plan shop floor to the front, leading to a back of house area, with WC facilities. The property benefits from a basement, accessed via a hatch providing additional storage.



# Property Details

## ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis and is as follows:

FLOOR	SQ M	SQ FT
Ground	35.61	383
Basement	22.48	242
<b>Total</b>	<b>58.09</b>	<b>625</b>

## SERVICES:

We understand the subjects benefit from electric, mains drainage and mains water services.

## LEASE TERMS:

Our clients are seeking offers over £19,000 (Excl of VAT) per annum on a new Full repairing and Insuring lease, for a minimum term of 5 years.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,400 per annum.

It should be noted that some occupiers may benefit from small business bonus scheme 100% rates relief.

All potential tenants should satisfy themselves and can obtain further information at <https://www.saa.gov.uk/>

## PROPOSAL:

Any proposals to lease should be sent directly to the sole letting agents.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

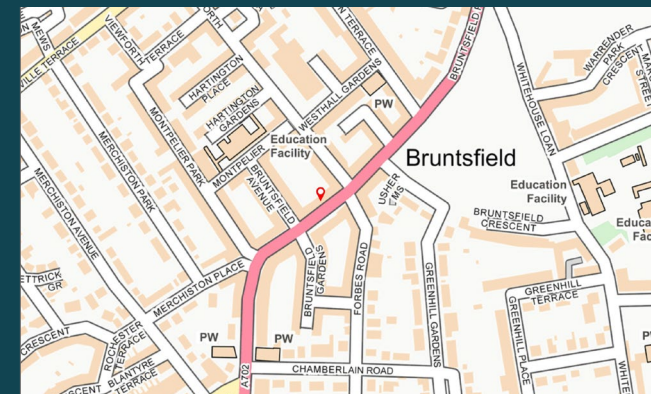
All prices quoted are exclusive of VAT which we have been informed is not chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents.

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



# Make an enquiry

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**DM HALL**



Regulated by  
**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors