

# TO LET

ATTRACTIVE RETAIL UNIT

## 4 MURRAYFIELD PLACE, EDINBURGH, EH12 6AA

- SITUATED IN ROSEBURN AREA OF EDINBURGH
- EXTENDS TO 54.92 SQ M (592 SQ FT)
- SUITABLE FOR A VARIETY OF USES
- QUALIFIES FOR 100% RATES RELIEF

**RENT £10,000 PER ANNUM**



## LOCATION

The subjects are situated in the Roseburn area of Edinburgh lying approximately one mile west of the city centre. Roseburn is a popular neighbourhood centre serving the surrounding residential community and is in close proximity to both Murrayfield and Tynecastle Park stadiums.

Murrayfield Place lies adjacent to Corstorphine Road (A8) which is one of the main arterial routes into the city from the west. Surrounding commercial premises form a mixture of local and national occupiers including both retail and licensed uses.

## DESCRIPTION

The subjects comprise a single windowed unit arranged over ground and basement floors of a traditional stone-built building. Internally, the accommodation comprises a rectangularly shaped sales area with rear W/C. The basement provides workshop/storage space. The property benefits from an alarm and roller shutter.

## ACCOMMODATION

The property has the following Net Internal Areas:

Ground	35.65 m <sup>2</sup>	384 ft <sup>2</sup>
Basement	19.29 m <sup>2</sup>	208 ft <sup>2</sup>
Total	54.92 m <sup>2</sup>	592 ft <sup>2</sup>

## EPC

Further details are available on request.

## TERMS

Rental offers in excess of £10,000 per annum are sought.

## RATES

The Rateable Value is £6,800. In terms of the Small Business Bonus Scheme, the subjects qualify for 100% rates relief.

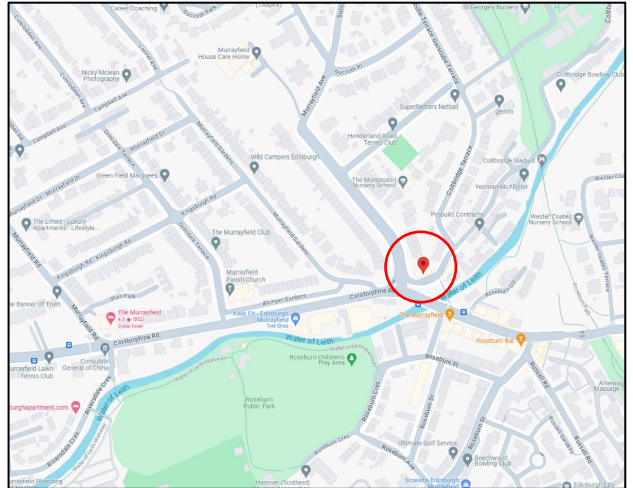
## LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming tenant will be responsible for any LBTT, Registration dues and VAT thereon.

## FURTHER INFORMATION

For additional information please contact:

Chris Paterson | 0131 2284466 | cp@bap.co.uk  
 Burns and Partners  
 25 Rutland Square, Edinburgh, EH1 2BW



Disclaimer: The Agents for themselves and for 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 intending purchasers or tenants should not rely on them as statements or representations 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 The Agents has any authority to make or give any representation or warranty whatever in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: March 2024