

CITY CENTRE CAR PARKING

- > 3 CAR PARKING SPACES AVAILABLE
- > LOCATED IN HEART OF EDINBURGH CITY CENTRE
- > **OFFERS OVER £1,500 PER SPACE PER ANNUM**
- > ACCESSED VIA BROUGHTON PLACE
- > FLEXIBLE LEASE TERMS AVAILABLE
- > 100% RATES FREE
- > RARE LEASEHOLD OPPORTUNITY FOR CITY CENTRE PARKING
- > WITHIN WALKING DISTANCE OF ST JAMES QUARTER

TO LET

2 BROUGHTON PLACE LANE, EDINBURGH, EH1 3RS

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LOCATION

The subjects are situated within Broughton Place Lane which stems off of Broughton Street, one of Edinburgh city centres main thoroughfares.

Located in the heart of Edinburgh, the parking spaces are in close proximity to some of Edinburgh's major hubs, including Leith, the New Town, Canonmills and the newly complete St. James Quarter development which has transformed Edinburgh's east end into a premier retail and hospitality destination.

The property offers great travel connectivity, with Broughton Street linking directly to the A1 which connects Edinburgh with the South. Waverly Railway station is a 10 minute walk away, and Edinburgh Bus station and York Place tram halt are within a 5 minute walk, with the tram providing a direct connection to and from Edinburgh Airport.

DESCRIPTION

- Secure car parking
- 3 spaces available
- Accessed via Broughton Place

LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a new lease term, incorporating regular rent reviews at an initial rent of £1,500 per space per annum.

RATEABLE VALUE

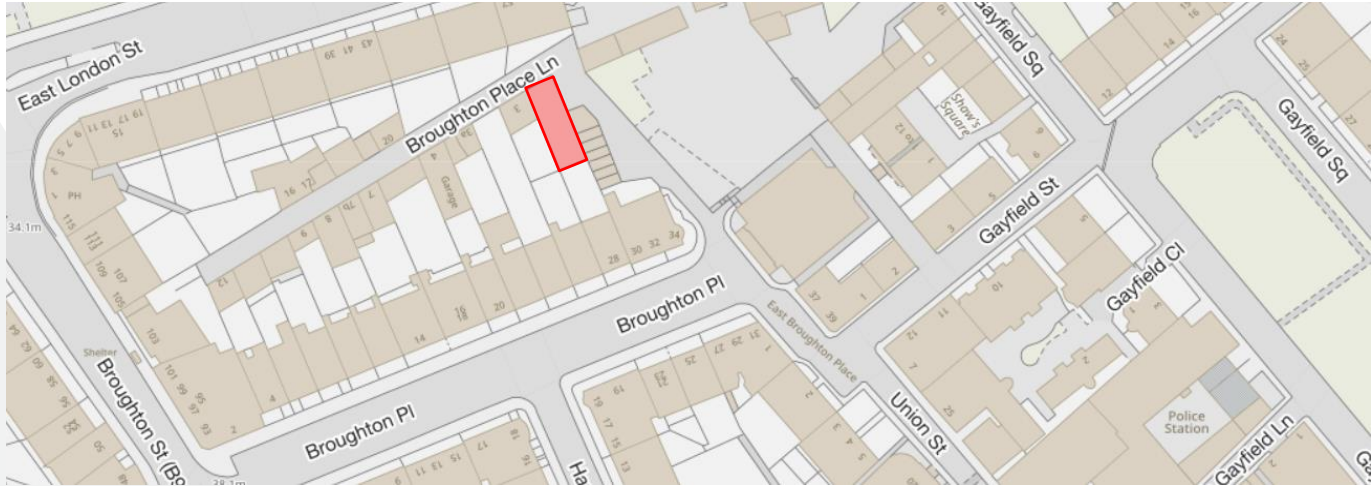
The subjects are entered in the current Valuation Roll at a rateable value of £600 per space, which will allow for 100% rates relief subject to tenant circumstance.

LEGAL COSTS

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

VAT

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



For further information or viewing arrangements please contact the sole agents:

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