



ime DJK Group Ltd  
12 Home Street  
Edinburgh  
EH3 9LY

**Lease Disposal**

£21,000 PA

**157 Broughton Road, Edinburgh EH7 4JJ**

Class 1a

T: 0131 290 2350 | E: [commercial@imedjk.co.uk](mailto:commercial@imedjk.co.uk) | [www.imedjk.co.uk](http://www.imedjk.co.uk) | Follow us @imeproperty

## Location

Broughton is a burgh of Edinburgh steeped in history approximately 1 mile north of the city centre. The area is relatively affluent and very busy with passing traffic and a bit of footfall. Broughton Road connects to Newtown and Canonmills as well as Leith, all the way down toward the shore.

Nearby is Broughton Primary School, McEwan Fraser Legal, and Spitaki, Greek Restaurant.

The Botanical Gardens and Water of Leith walkway is close too. There are excellent public transport options with regular buses passing and additionally the tram stops at the top of Broughton Street.

## Description

The subjects comprise a class 1a unit with a large, glazed front with a centered entrance that occupies the ground and basement floors of a corner traditional tenement building with three floors of residential dwellings above. The unit has been used as an office / training centre for a care company.

Upon entry the front shared office is welcoming and bright, a door at the rear left leads to a corridor and onto a back office, this again could be a shared office or private room, the WC is of this room to the left. There is a door at the back that leads to a paved garden/drying green.

The staircase in the corridor leads to a side entrance that is down the lane and then onto the basement. The basement has a large board/training room a stock/storeroom, a small tea prep kitchen and a WC with a shower.

### Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area

Ground Floor 53Sq. m (570 Sq. ft)  
Basement 39 Sq. m (420 Sq. ft)

Total 92 Sq. m (990 Sq.ft)

### Rent Price

Our clients are seeking a rent of £21,000 per annum.

### EPC

The Energy Performance Certificate rating is currently D

### Utilities

The property is served by mains electricity, Gas and water.

### Rent Terms

The property is available by way of an assignation of the existing Full Repairing and Insuring lease at a passing rent of £21,000 per annum. This is an excellent opportunity to secure a well located unit in a high demand area with strong footfall and visibility. There are 4 years remaining with a break option in two years time. No reviews in the remaining term.

### Rateable Value

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £9200. The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2026.

### Entry

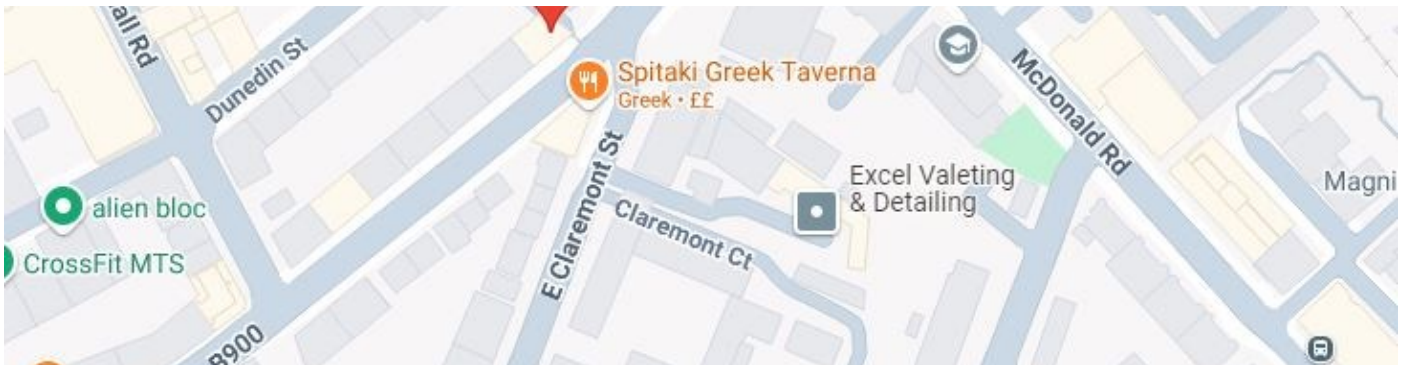
Upon completion of a formal missive under Scots Law.

### Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

### Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.



#### IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime DJK Group Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

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 term of them.

The vendors or lessors do not make or give, and neither do ime DJK Group Ltd for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.