ORINSEN

FOR SPACES THAT WORK

PRIME RETAIL UNIT — TO LET / MAY SELL

312 MORNINGSIDE ROAD

EDINBURGH EH10 4QH

RENT	FLOOR AREA	TENURE
£23,000 pa	**798 sq ft**	**To Let / May Sell**
Offers Over · Excl. VAT	74.14 sqm · Ground & Basement	Sale price on application

0131 374 1111

LOCATION

Morningside Road is the principal shopping street in Morningside, one of Edinburgh's most affluent residential districts, approximately 2 miles south of the city centre. The property occupies a prominent position on the west side of the street between **Söderberg** and **Against the Grain**, within a busy parade that includes **Holland & Barrett**, **JoJo Maman Bébé**, **Nationwide** and **I.J. Mellis Cheesemonger**.

Directly opposite are **Boots**, **Timpson** and **The Canny Man's**, while **Superdrug** and **M&S Simply Food** trade a short distance to the north. The street carries the A702 and is served by frequent Lothian Bus services, supporting strong footfall throughout the day.

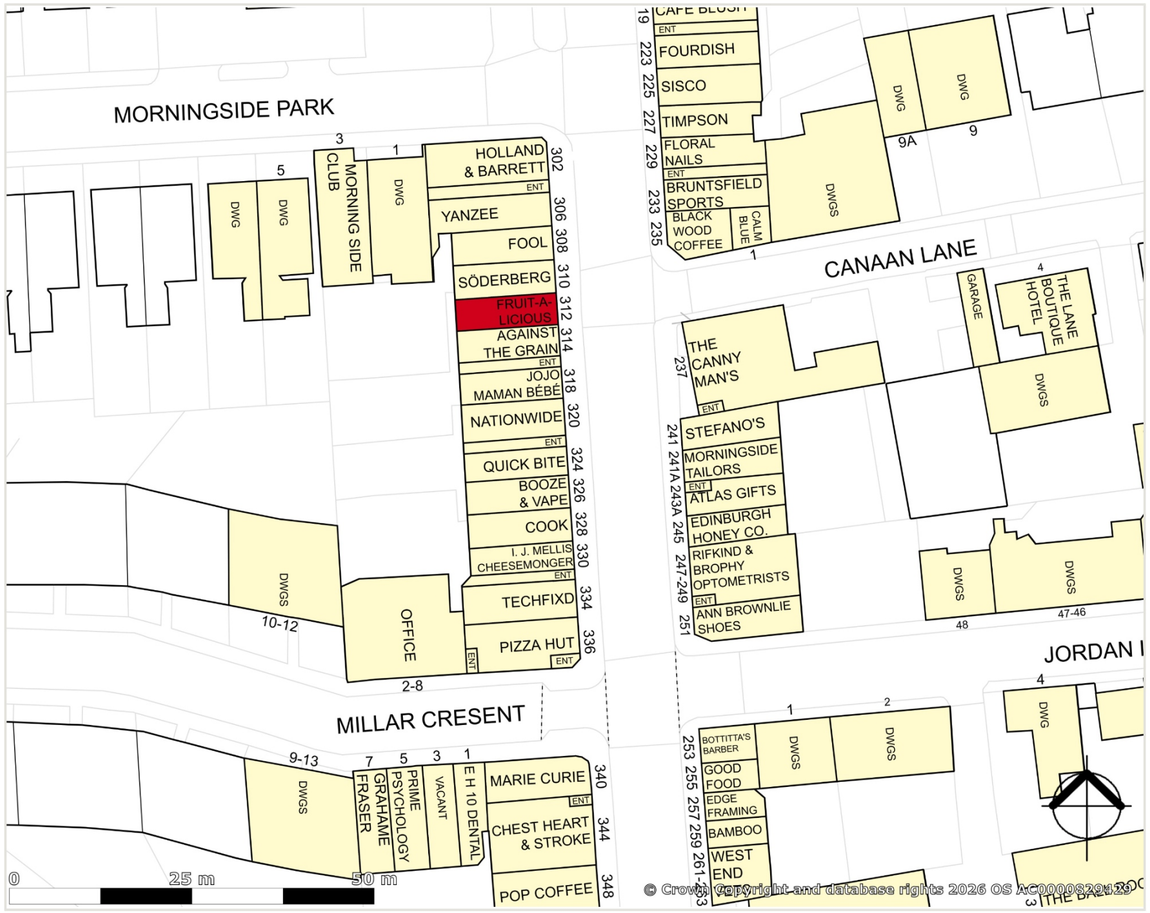
DESCRIPTION

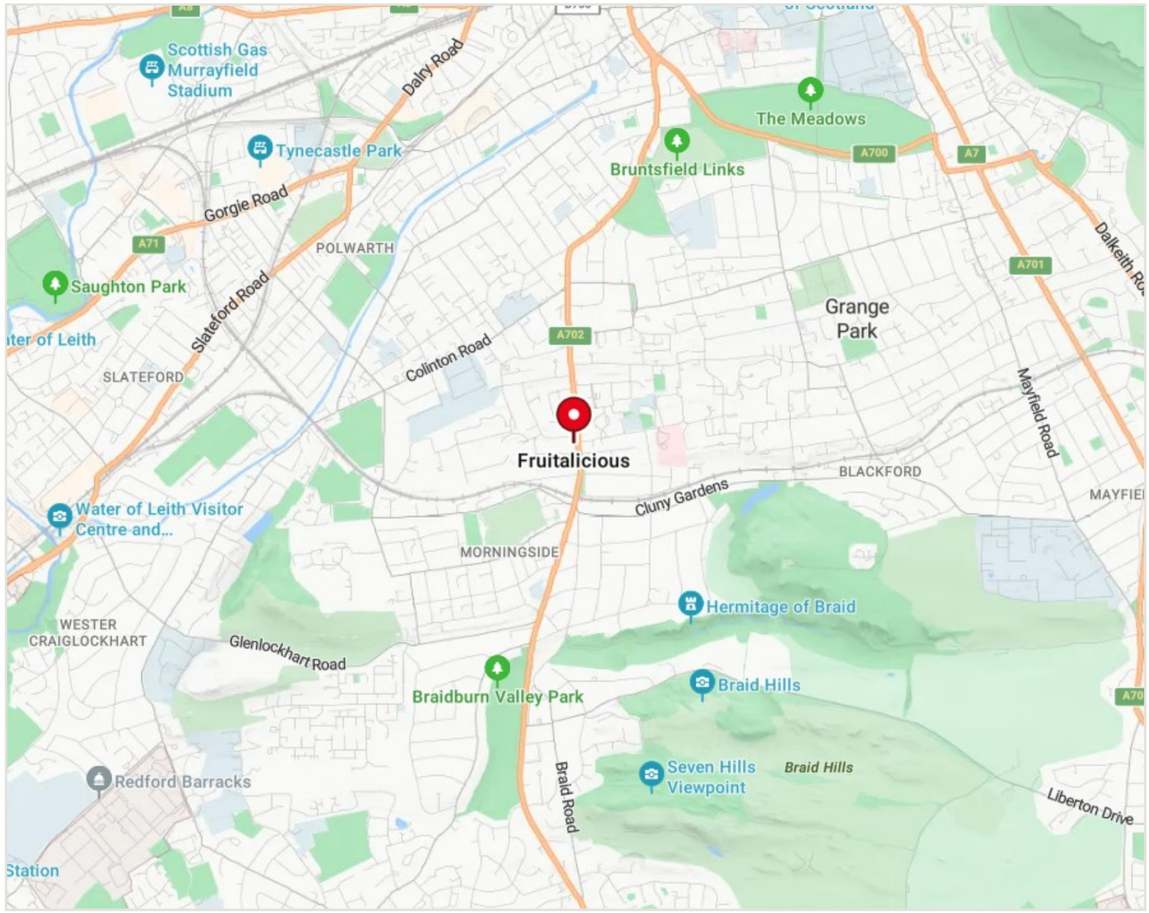
The property comprises a ground floor retail unit with basement accommodation, forming part of a traditional sandstone tenement. The ground floor provides a regular, open sales area behind a fully glazed shopfront with a roller shutter to the entrance door. The basement offers useful storage. The unit is well suited to a wide range of retail and service occupiers.

FURTHER INFORMATION

ACCOMMODATION	The premises comprise the following approximate net internal areas: - Ground Floor 583 sq ft (54.16 sqm) - Basement 215 sq ft (19.97 sqm) - **Total 798 sq ft (74.14 sqm)**
LEASE	The premises are available on a new full repairing and insuring (FRI) lease for a term to be agreed.
SALE	Alternatively, our client may consider a sale of their heritable interest. Price on application.
RENT	Offers over **£23,000** per annum, exclusive of VAT.
PLANNING	The premises benefit from Class 1A consent.
EPC	An EPC report is available on request.
RATING	Rateable Value £21,100 · UBR (2026/27) £0.481 · Rates payable **c. £10,149 pa**.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant or purchaser will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN





VIEWING

Strictly by appointment through the sole agents.



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