



Prominent Retail Unit - To Let

Rent: Offers over £40,000 pa

Ground Floor: 1,570 sq ft

Location

Morningside is a busy and affluent suburb of Edinburgh, located approximately 2 miles south of the city centre. Morningside Road provides one of Edinburgh's main arterial routes and benefits from substantial passing trade.

The subject property boasts a prominent position on Morningside Road with a large glazed frontage. Nearby occupiers include [Shelter](#), [Bodysmart Physio Pilates](#), [Masti Indian](#), [Word of Mouth Cafe](#), [Time & Tide](#) and [S H Jewellery](#).

Accommodation

The premises are arranged over ground and basement levels and comprise the following approximate net internal areas:

Ground Floor: 1,570 sq ft / 145.91 sqm
Basement: 667 sq ft / 61.99 sqm

Rent

Offers in excess of £40,000 pa are invited.

Lease

The premises are available by way of a new FRI lease.

Rates

Rateable Value: £35,300
UBR (2024/25): £0.498
Rates Payable: £17,579 pa

Planning / EPC

The premises benefit from having [Class 1A](#) consent. An EPC report is available on request.

Legal Costs

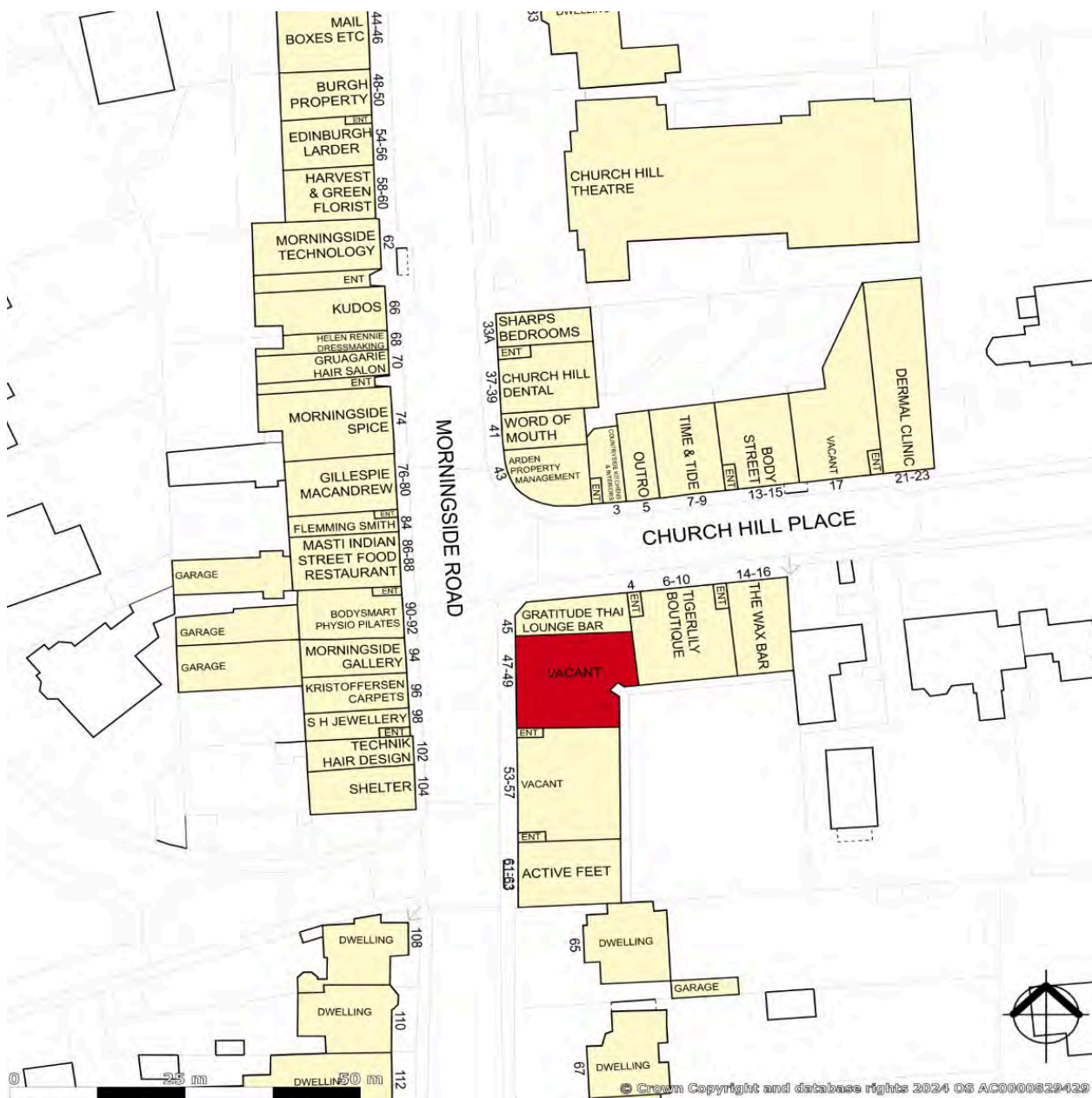
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

TO LET

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Viewing strictly by appointment through ORINSEN

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