



## Retail Unit - To Let

**Rent: Offers over £18,500 pa**

**Ground Floor: 377 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 occupies a prime, central position on Morningside Road. Nearby occupiers include [Waitrose](#), [Caffe Nero](#), [Momo](#) and [Lorimer Pharmacy](#).

### Accommodation

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

Ground Floor: **377 sq ft / 35.04 sqm**  
Basement: **306 sq ft / 28.44 sqm**

### Rent

Offers in excess of **£18,500 pa** are invited.

### Lease

The premises are available on a new FRI basis, subject to vacant possession.

### Entry

Entry likely to be available December 2024.

### Rates

Rateable Value: **£12,700**  
UBR (2024/25): **£0.498**  
Rates Payable: **£6,325 pa**

### Planning / EPC

The premises benefit from having **Class 1A** consent. An EPC report is available on request.

### Legal Costs

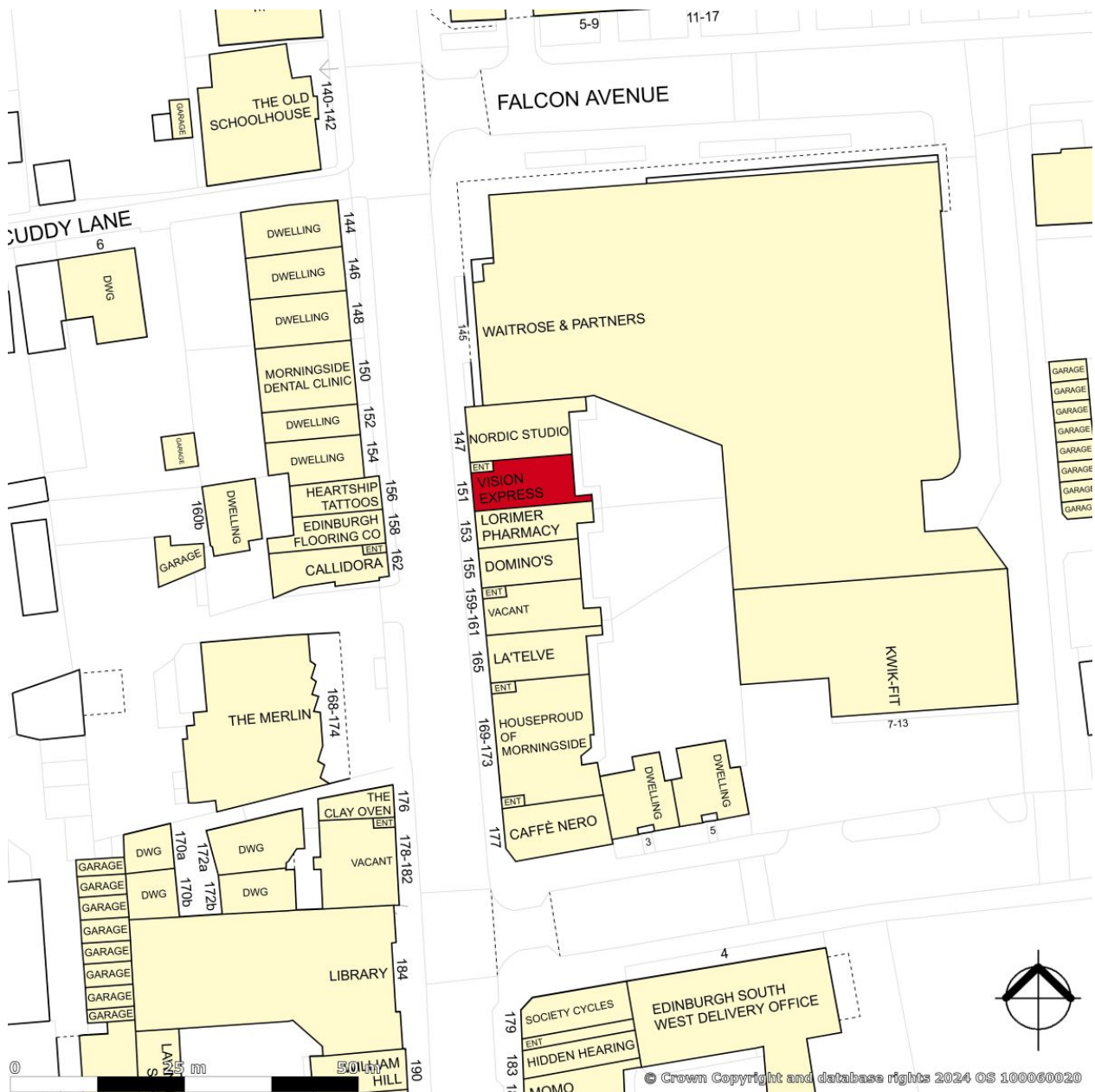
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

### 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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