

# TO LET

194-196 Morningside Road  
Edinburgh EH10 4PU

- ▶ Prominent retail unit with return frontage
- ▶ Extends to 950 sq ft at ground
- ▶ High levels of pedestrian & vehicular traffic
- ▶ Offers invited of £35,000 per annum



## LOCATION

Morningside is a busy and affluent suburb of Edinburgh located approximately 2 miles south of city centre. Morningside Road provides one of Edinburgh's main arterial routes and benefits from substantial passing trade. Morningside Road itself is an established shopping location where many national retailers are situated as well as niche speciality shops serving the requirements of the local population.

The subjects are prominently situated on the corner of Morningside Road and Springvalley Gardens with nearby occupiers including **Waitrose, Marks & Spencer, Vision Express, Boots, William Hill, Caffè Nero and Oxfam.**

## ACCOMMODATION

The unit is arranged over ground floor and extends to the following approximate net internal floor areas:

INTERNAL WIDTH	25 FT 9 INS	7.9 M
SHOP DEPTH	43 FT 7 INS	13.3 M
GROUND FLOOR	950 SQ FT	88.3 SQ M

## PLANNING

The property benefits from Class 1 consent under the Town and Country Planning (Scotland) Order 1997. The property can therefore be used for the provision of retail. Interested parties are advised to speak directly to the Local Planning Authority regarding proposals for Change of Use.

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## RENT

Offers of **£35,000 per annum** exclusive are invited.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£29,200**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£14,541**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

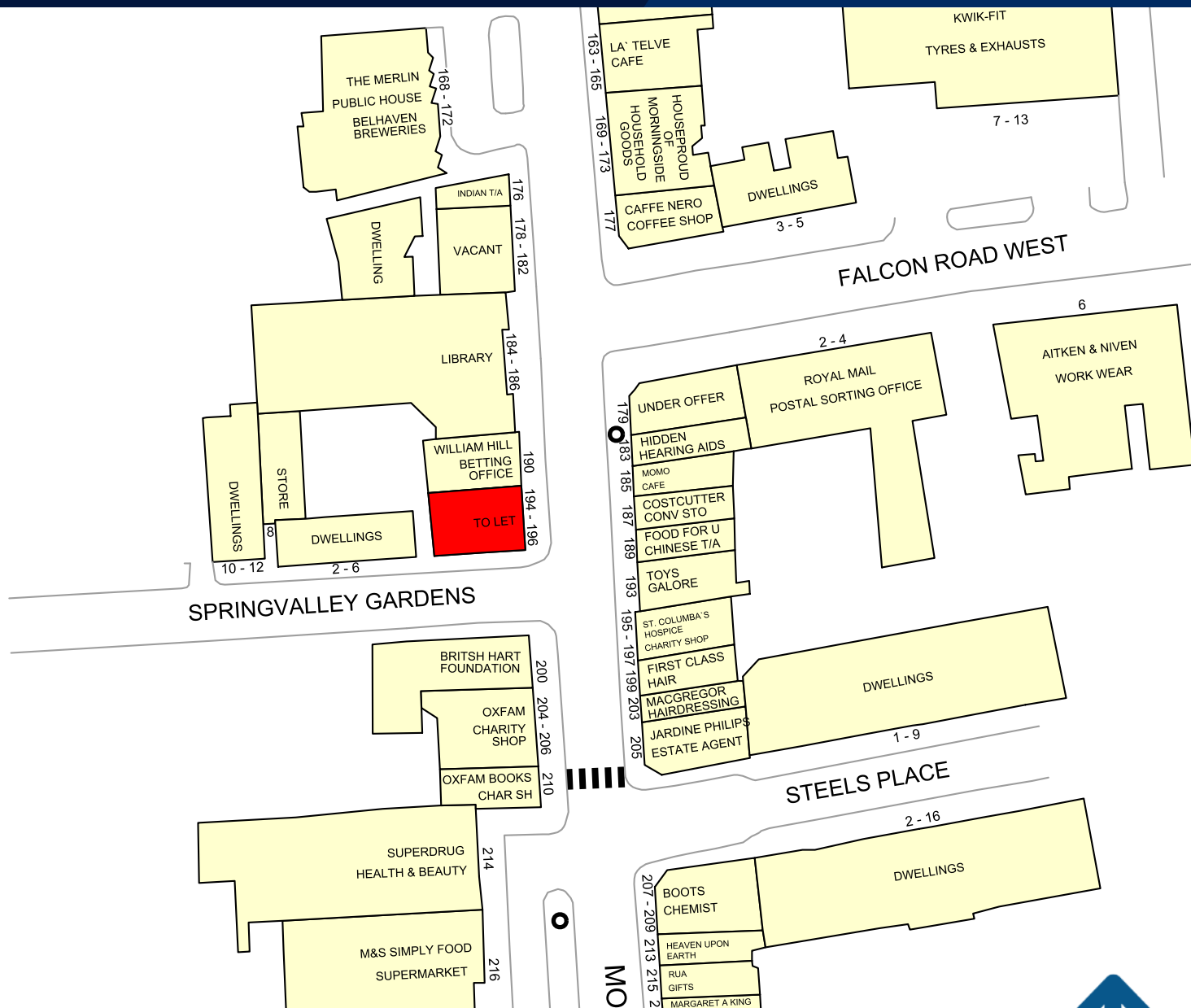
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



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