TO LET

348 Morningside Road
Edinburgh EH10 4QL

- Prominent retail unit on busy thoroughfare
- Ground: 578 sq ft; Basement: 205 sq ft
- Rent: £26,500 pa
- Potential for rates relief (subject to tenants circumstances)

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.

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 located at the south end of Morningside Road in the block bounded by Miller Crescent and Maxwell Street.

Nearby retailers including **Sainsbury's**, **Pizza Hut**, **Slumdog Takeaway**, **Chest Heart & Stroke**, **Santander**, **West End Vets** and **Bakery Andante**.

Accommodation

The subjects comprise a ground floor and basement unit which we calculate extends to the following approximate net internal floor areas:

Ground Floor	578 sq ft	(53.7 sq m)
Lower Ground Floor	205 sq ft	(19.0 sq m)
Total	783 sq ft	(72.7 sq m)

Planning

The subjects currently trade as a retail unit under Class 1 of the Use Classes Order (Scotland) 1997. Interested parties are advised to speak directly to the Local Planning Authority regarding a Change of Use.

Lease

The subjects are available on the basis of a new full repairing and insuring lease.

Rent

Offers of **£26,500 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 **£19,800**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.0p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£9,702**.

Energy Performance Certificate

EPC rating = F+

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 ingoing 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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0131 226 2641
www.eyco.co.uk

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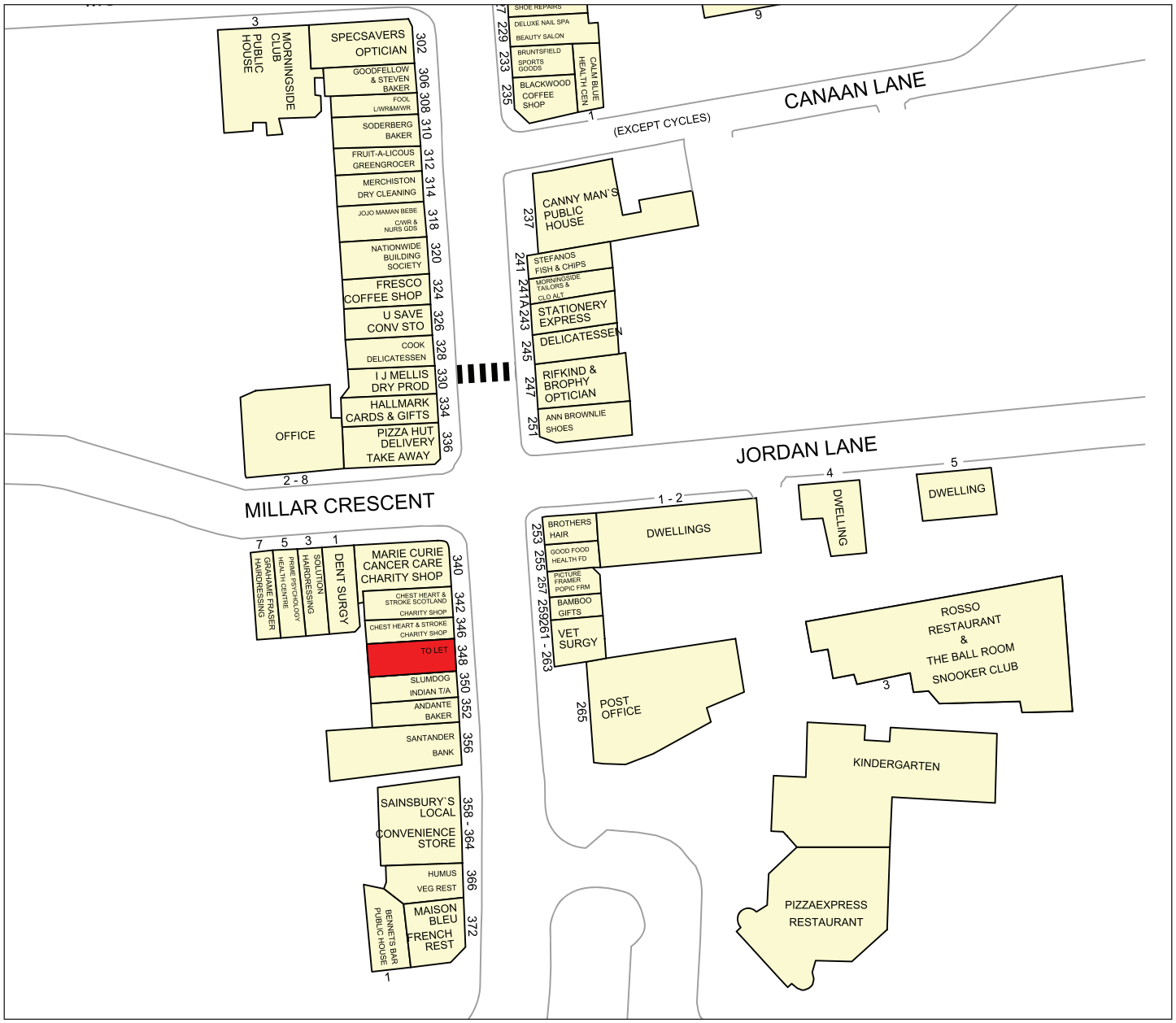

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