

# TO LET

302 Morningside Road  
Edinburgh EH10 4QH

- ▶ Prominent corner unit
- ▶ Rental offers of £45,000 pa invited
- ▶ High levels of pedestrian and vehicular traffic
- ▶ Total area – 1,608 sq ft



## 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 subject is located on the corner of Morningside Road and Morningside Park. Surrounding occupiers include **M&S Simply Food**, **Timpsons**, **Soderberg**, **Superdrug**, **Boots** and **Blackwood Coffee**.

## ACCOMMODATION

The subject occupies a corner pediment with glazed return frontage. Internally the retail unit has a large ground floor space and a hatch basement.

The unit extends to the following approximate net internal floor areas:

GROUND FLOOR	1,138 SQ FT	105.7 SQ M
BASEMENT	470 SQ FT	43.7 SQ M
TOTAL	1,608 SQ FT	149.4 SQ M

## PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used as a retail and other uses under this class consent. Interested parties are advised to speak directly to the Local Planning Authority.

## 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 **£45,000 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 2023 is **£32,500**. (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 **£16,185**.

## ENERGY PERFORMANCE CERTIFICATE

Full report available on request.

## DATE OF ENTRY

From March 2024.

## LEGAL COSTS

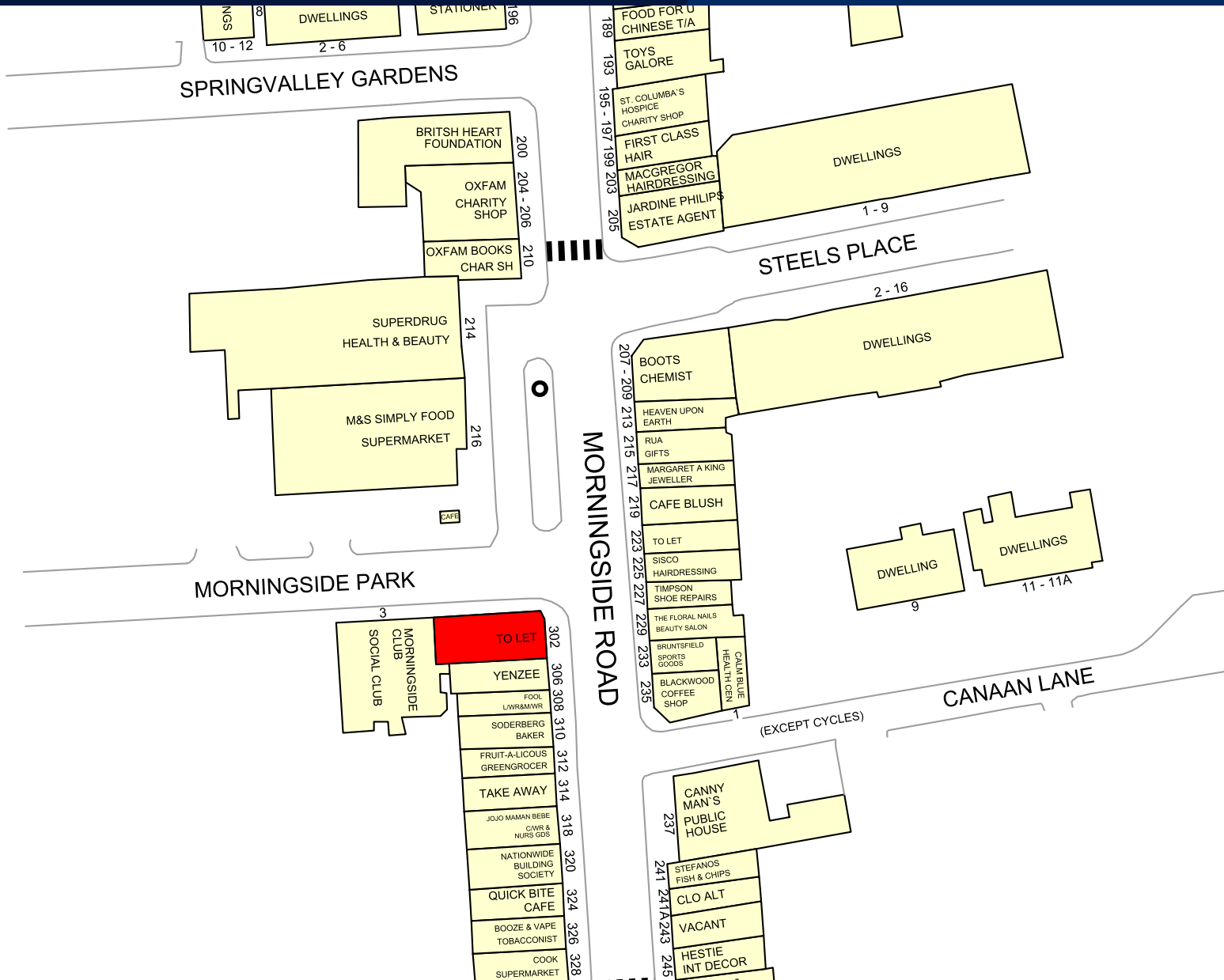
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

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

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## GET IN TOUCH



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