

# TO LET

181/183 Morrison Street  
Edinburgh EH3 8DZ

- ▶ Prime location adjacent to M&G's new landmark Haymarket development
- ▶ Rare large box opportunity extending to 4,231 sq ft at ground floor
- ▶ Class 1 retail with restricted Class 3 potential
- ▶ Option to subdivide



## LOCATION

Edinburgh is the capital of Scotland and one of the fastest growing cities in the UK. Situated within the developing Haymarket area close to the main transport hub (Haymarket Railway Station and tram line) within the west of the city, the premises are located on a prominent corner location on Morrison Street/Grove Street in the block immediately to the east of M&G's award winning Haymarket development comprising 390,000 sq ft of office space prelet to amongst others Baillie Gifford, Deloitte's, Shepherd & Wedderburn, Shoosmiths and Dentons with a 349 bed Hyatt Hotel to open during 2025.

Other major footfall generators within the immediate vicinity include The Edinburgh International Conference Centre, Haymarket Railway Station, The Leonardo Royal Hotel, The Exchange District with strong local retail and leisure occupiers in close proximity including **Pomo, Fava, The Jolly Botanist, Malones (PH)** and various local independent occupiers.

## ACCOMMODATION

The property comprises a large double corner unit extending over ground and basement floors.

The unit is currently in basic shell condition in need of some upgrading works, but has great potential to create a large single unit or alternatively could subdivide to create two units subject to demand.

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

GROUND FLOOR	4,231 SQ FT	393.1 SQ M
BASEMENT	822 SQ FT	76.4 SQ M
TOTAL	5,053 SQ FT	469.5 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.

There is also potential for a restricted Class 3 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

On application.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£31,900**. (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 2024/25 of **£15,886**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = B.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

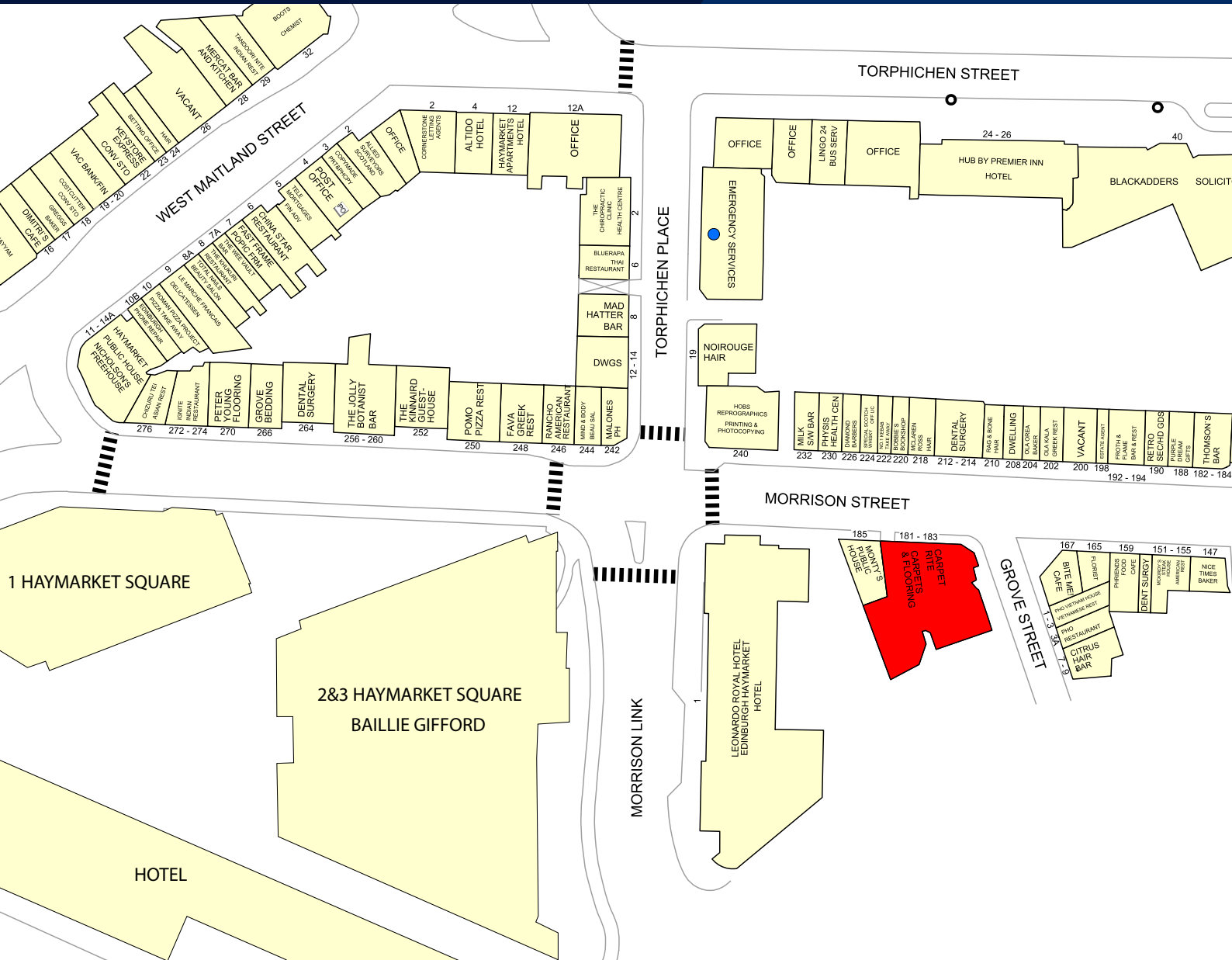
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

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

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## GET IN TOUCH



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