

RETAIL/OFFICE PREMISES

- > GROUND AND BASEMENT CLASS 2 RETAIL UNIT
- > LOCATED IN THE MORNINGSIDE AREA OF EDINBURGH
- > OFFERS OVER £35,000 PER ANNUM
- > PREMISES EXTENDS TO 197 SQM / 2,122 SQFT
- > OPEN PLAN OFFICE/SALES AREA, MEETING ROOMS, STORAGE & WC
- > PREVIOUS BANK FIT OUT TO BE REMOVED
- > DATE OF ENTRY DECEMBER 2020



TO LET

200 MORNINGSIDE ROAD, EDINBURGH, EH10 4QQ

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Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

The property is situated within the Morningside area of Edinburgh which is located approximately 2 miles south of the city centre. The subjects are prominently located on a corner premises on Morningside Road which acts as the main vehicular route into the city centre from the South of the city. The property is situated on the west side of Morningside Road at the junction with Springvalley Gardens and benefits from on street parking nearby as well as a main bus stop within 50m which accommodates buses 5, 11, 16, 23 & 35 among others.

Nearby occupiers include Marks & Spencer Food Hall, Waitrose, Boots, Oxfam, Café Nero and The Merlin Public House.

DESCRIPTION

The subjects comprises of a ground floor and basement class 2 former bank premises. The corner unit consists of a main ground floor sale area, currently fitted out as a bank counter, rear meeting rooms, kitchen and WC facilities. The ground floor also benefits from a side exit door onto Springvalley Gardens. The basement, which is accessed via stairs to the rear of the ground floor, consists of mainly storage space which is has been lined and in good condition.. The current tenant is due to remove their fit-out internally as well as the cash machine to leave the property in a modern and tenantable condition at the expiry of their lease in December.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	120	1292
Basement	77	830
TOTAL	197	2,122

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £28,900 which will result in net annual payable rates of £14,112. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

RENT

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £35,000 per annum

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT



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