

## RETAIL SPACE

- > GROUND AND BASEMENT CLASS 1 RETAIL PREMISES
- > LOCATED IN THE HEART OF EDINBURGH'S MORNINGSIDЕ DISTRICT
- > PREMISES EXTENDS TO 57 SQM / 609 SQFT
- > SUITABLE FOR RETAIL OR OFFICE USE
- > **OFFERS OVER £16,000 PER ANNUM**
- > HIGH LEVELS OF PEDESTRIAN FOOTFALL
- > 100% RATES RELIEF SUBJECT TO TENANT CIRCUMSTANCES



# TO LET

**314 MORNINGSIDЕ ROAD, EDINBURGH, EH10 4QH**

**CONTACT:** Steven Clarke [steven.clarke@shepherd.co.uk](mailto:steven.clarke@shepherd.co.uk) , 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)





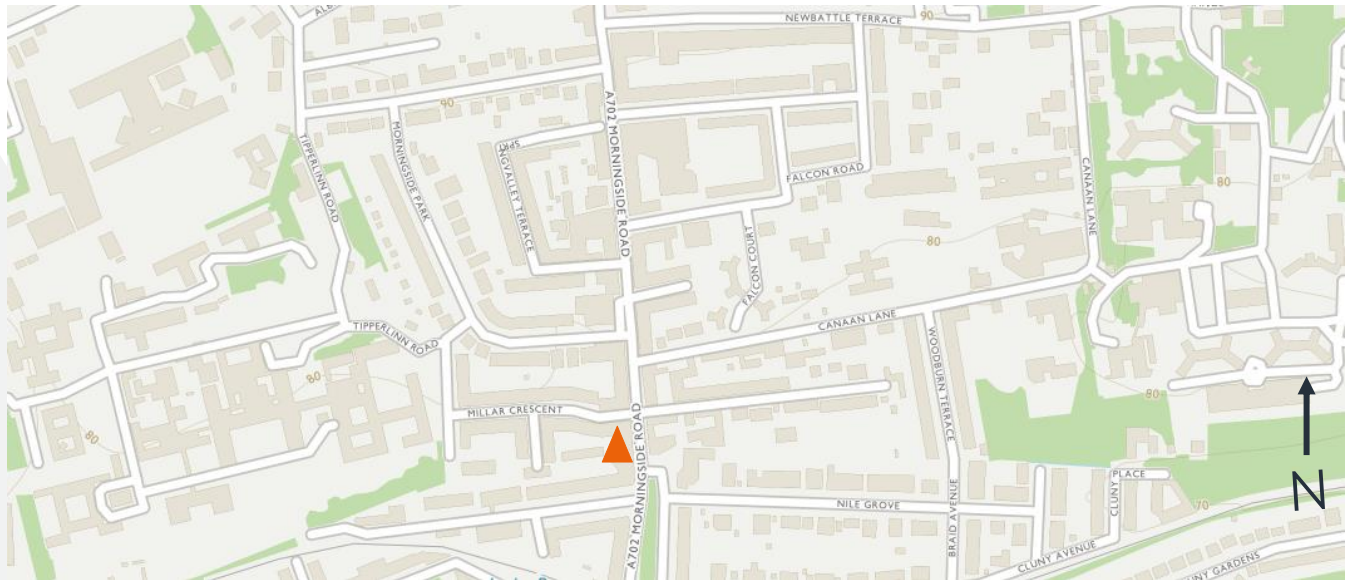
## LOCATION

The property is situated on the west side of Morningside Road between Maxwell Street to the south and Millar Crescent to the north. Morningside Road is a popular secondary retailing parade with local businesses and benefits from high levels of vehicles and pedestrians travelling between the city centre and the southern suburbs of the city. The property is located in close proximity to local primary and senior schools providing an abundance of footfall during the week. Nearby occupiers include Jojo Maman Bebe, Soderberg, Goodfellows Bakery, Specsavers, Blackwood Coffee and The Canny Mans Public House.

## DESCRIPTION

The property comprises a former dry cleaners arranged over the ground and basement floors of a 4 storey tenement building. The single frontage unit comprises of an open plan sales area at ground floor which benefits from roller shutter security on both the window and door. The basement consists of further storage along with staff tea prep and WC facilities which are accessed via a staircase half way up the main sales area on ground floor.

The space currently utilised as retail but may be suitable for class 2 use or café use subject to the necessary consents.



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

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

Steven Clarke [steven.clarke@shepherd.co.uk](mailto:steven.clarke@shepherd.co.uk) & Emily Anderson [Emily.anderson@shepherd.co.uk](mailto:Emily.anderson@shepherd.co.uk)

**[www.shepherd.co.uk](http://www.shepherd.co.uk)**



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground Floor	40	427
Basement	17	182
<b>TOTAL</b>	<b>57</b>	<b>609</b>

*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 £13,600 which is eligible for 100% rates relief subject to tenant circumstances. 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.

## 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.

## LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £16,000 per annum.

## PLANNING

The property would be suitable for retail use under its existing planning class however could also be suitable for class 2 office use subject to consents.



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

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

Steven Clarke [steven.clarke@shepherd.co.uk](mailto:steven.clarke@shepherd.co.uk) & Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **24TH SEPTEMBER 2021**

**www.shepherd.co.uk**

