

# TO LET

92 Morningside Road | Edinburgh | EH10 4BY

Prime, highly prominent ground floor  
office/retail unit – 2,145 sq.ft (199.29 sq.m)



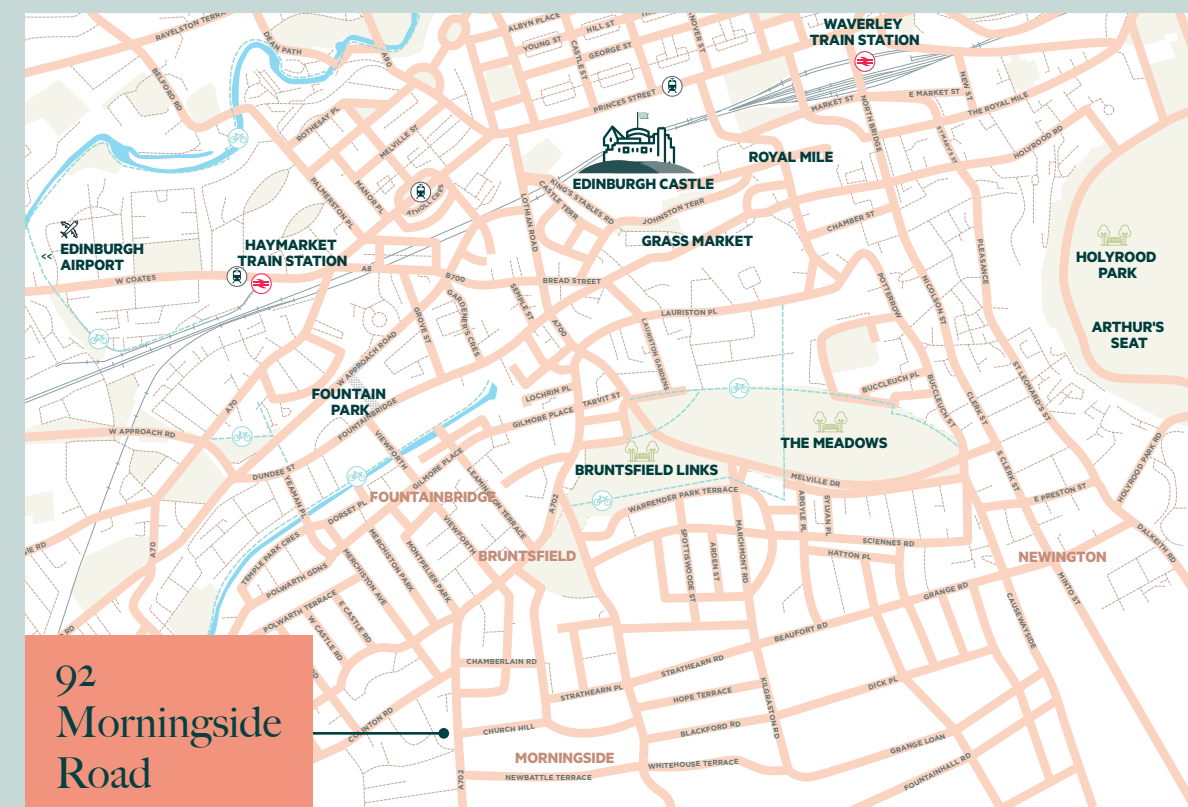
Suitable for Office, Health Centre, Doctor, Dentist and Veterinary Uses | 4 secure car parking spaces in private car park less than 100m

 [PLAY VIDEO](#)



## 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. The subjects occupy a prominent roadside location and nearby occupiers include Waitrose, The Post Office, Costa Coffee and a number of high quality independent retailers.

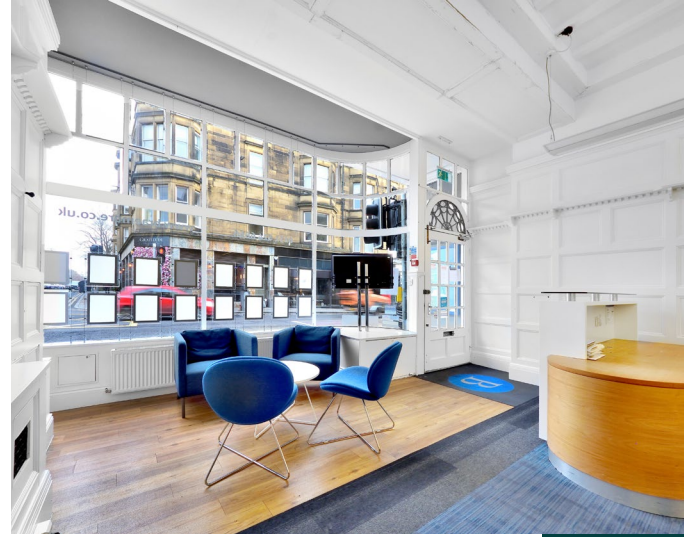




## DESCRIPTION

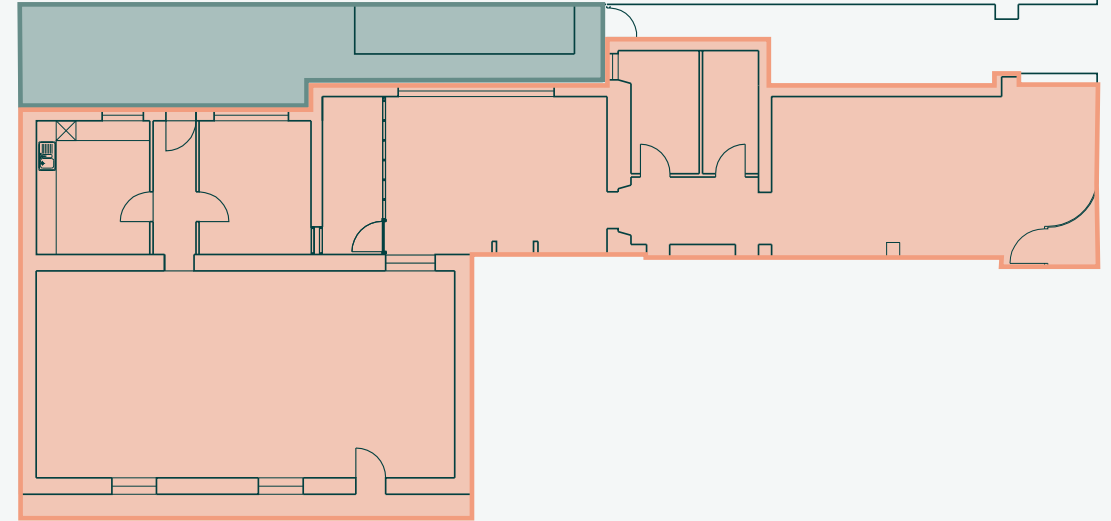
The premises are arranged over ground floor with a small, west-facing external garden area. The net internal area is 2,145 sq ft / 199.29 sq m.

The property also benefits from 4 clear car parking spaces located in a private car park within 100m.



## ACCOMMODATION

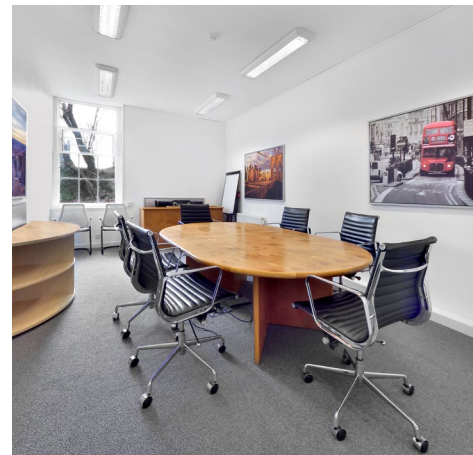
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NET INTERNAL AREA  
2,145 sq ft / 199.29 sq m

PRIVATE GARDEN AREA  
FLOOR AREA

MORNINGSIDE ROAD





## LEASE TERMS & RENT

The premises are available on a Full Repairing and Insuring basis on lease terms to be agreed. Rent on application.

## PLANNING / EPC

The premises benefit from Class 2 consent however they could also be used for Class 1 retail as part of the Scottish Use Classes Order 1997. Other uses would be considered, subject to Local Authority planning consent.

An EPC of C is targeted following refurbishment.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the incoming tenant responsible for the payment of registration dues and any LBTT payable.

## VAT

VAT is payable on all outgoings related to the occupation of the building.

## RATES

**Rateable Value (as of 1st April 2023): £25,800**

**2023 Uniform Business Rate: £0.498**

**Rates Payable: £12,848**

Each interested party should satisfy themselves on the business rates with the appropriate local authority.



## VIEWING & FURTHER INFORMATION

**NICK WHITE**  
M 07786 171 266  
E [nick@cuthbertwhite.com](mailto:nick@cuthbertwhite.com)

**JAMES METCALFE**  
M 07786 623 282  
E [james@cuthbertwhite.com](mailto:james@cuthbertwhite.com)



**ANNA HANSEN**  
M 07717 411 668  
E [ahansen@orinsen.com](mailto:ahansen@orinsen.com)

**CHARLOTTE YOUNG**  
M 07825 167 883  
E [cyoung@orinsen.com](mailto:cyoung@orinsen.com)

## ORINSEN



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

Particulars prepared March 2023. Produced by Designworks.