

TO LET

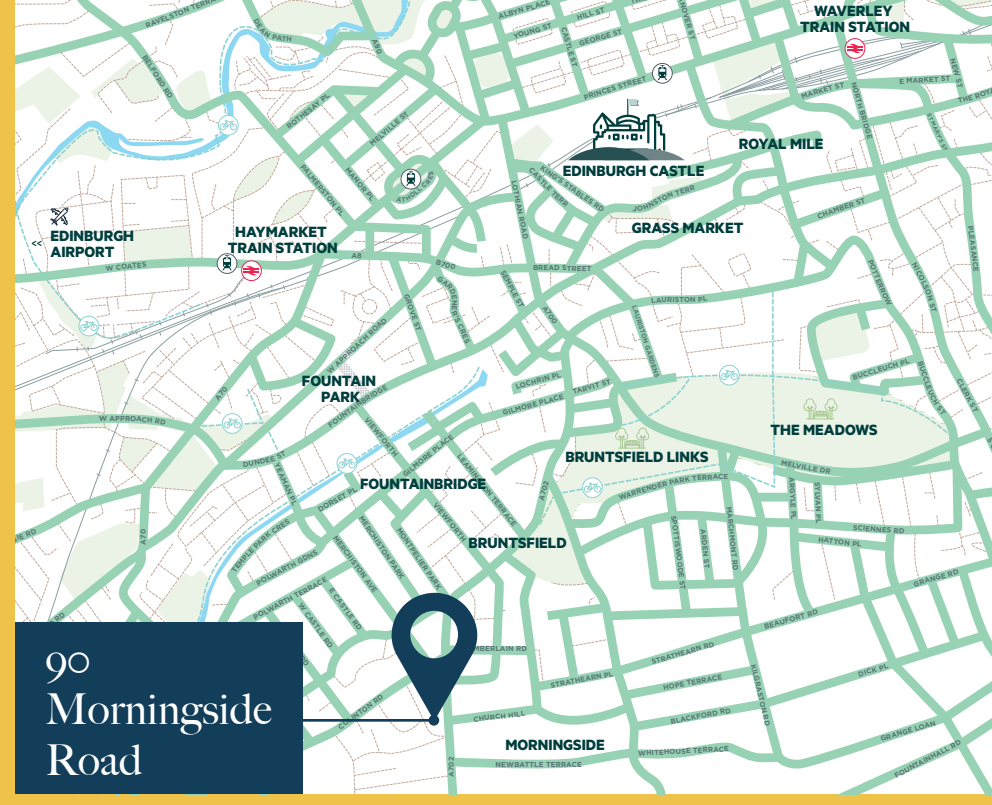
90 Morningside Road
Edinburgh, EH10 4BY

Bright, highly prominent
and self-contained offices
comprising 1,375 sq.ft
(128 sq.m)



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, Bodysmart Physio Pilates, The Post Office, Costa Coffee and a number of high quality independent retailers.



DESCRIPTION

The premises are arranged over 1st and 2nd floors with a dedicated entrance at ground floor level. The net internal area is 1,375 sq ft / 128 sq m



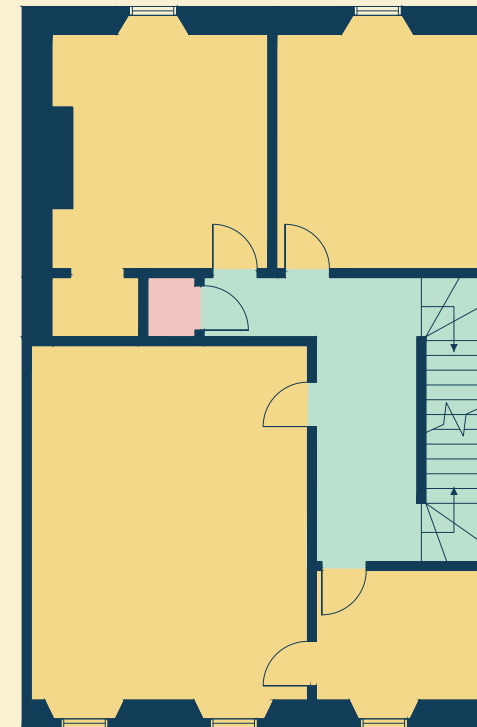
ACCOMMODATION

NET INTERNAL AREAS:

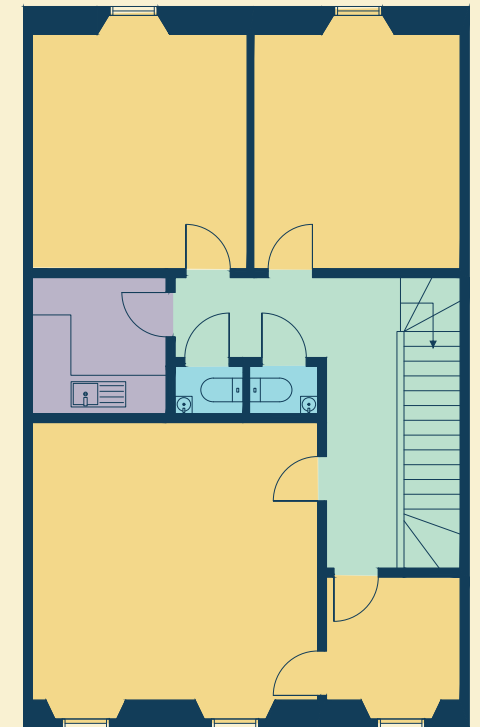
FLOOR AREA	SQ M	SQ FT
FIRST	694	64
SECOND	681	63
TOTAL	1,375	128

KEY

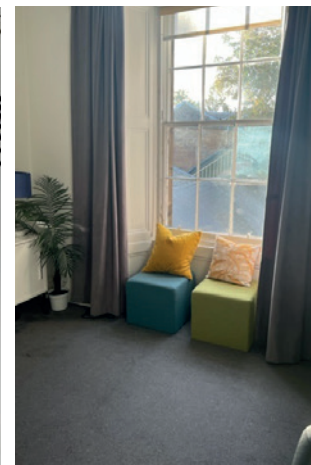
- OFFICE
- CORRIDOR/STAIRS
- STORAGE
- KITCHEN
- WC



FIRST FLOOR



SECOND FLOOR



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 and are suitable for financial, professional, health centre, surgery or art gallery/ photographic studio use. The property has an EPC rating of C+.

LEGAL COSTS

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

VAT

The property is not elected for VAT.

RATES

Rateable Value (as of 1st April 2023): £16,050

2023 Uniform Business Rate: £0.498

Rates Payable: £7,992.90 plus any discount which may apply.

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



VIEWING & FURTHER INFORMATION

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