

TO LET

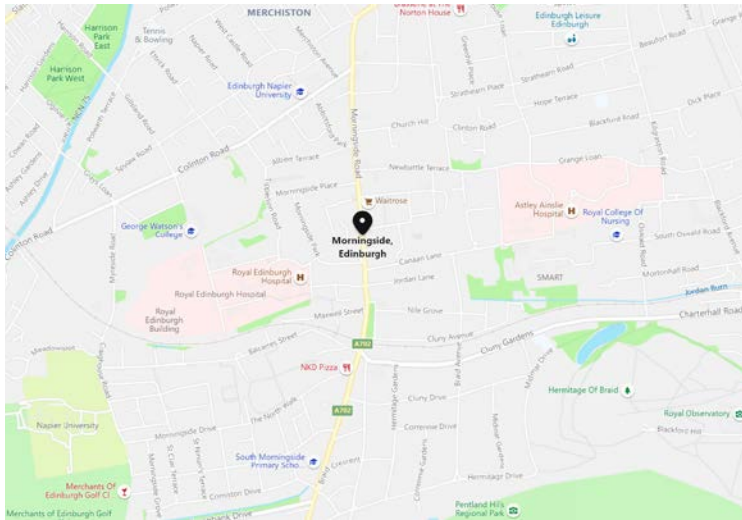
SUBLEASE / ASSIGNATION

 GRAHAM
SIBBALD



178 — 182 Morningside
Road, Edinburgh, EH10 4QU

- Situated in the heart of Morningside
- Well-presented retail / office unit
- Highly sought-after Location
- Lease remaining until November 2024
- High levels of pedestrian and vehicle traffic
- Rental £33,750 per annum exclusive of VAT
- Extends to 91.92 Sq M / 989 Sq Ft
- Sublease/Assignment



LOCATION

Morningside is an affluent neighbourhood two miles south of the city centre. The premises are situated on Morningside Road, one of the principal arterial roads between the bypass and city centre, with the road benefitting from substantial passing trade.

The property is situated within the Morningside area of Edinburgh which is located approximately 2 mile south of the city centre. The area is a popular retail/residential area. More specifically, the premises sit in a prominently location on Morningside Road within an established retail location. Surrounding occupiers include Marks and Spencer, Waitrose, Boots, Café Nero, Santander, TSB and The Merlin.

DESCRIPTION

The subjects comprise ground floor retail / office space of stone construction surmounted by a pitched and slated roof. The subjects benefit from two pedestrian access doors to the front with large glazed windows.

Internally, the subjects offer open plan retail / office space with two cellular office rooms. The WC's and staff area are located to the rear. Lighting is afforded via downlights and natural lighting is afforded via the double-glazed timber frame windows. The subjects benefit from electric storage heating.

FLOOR AREA

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

	Sq M	Sq Ft
Ground	91.92	989
Total	91.92	989

RENT

The subjects are offered on a full repairing and insuring basis at rent of £33,750 per annum exclusive of VAT.

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £28,200. The current rate poundage is 0.498/£1.00 (April 2020/2021).

LEGAL EXPENSES AND VAT

Each party is to bear their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

EPC

Rating G.



To arrange a viewing please contact:



Joe Helps

Surveyor

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0131 240 5291



Murdo McAndrew

Surveyor

murdo.mcandrew@g-s.co.uk

0131 240 5311

LEASE

A Sublease/Assignment of the current lease to Funeral Service Limited to November 2024.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2020