

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL / OFFICE PREMISES

14 AND 16 CHURCH HILL PLACE, EDINBURGH EH10 4BD

LOCATION

Morningside forms an affluent and vibrant suburb of Edinburgh situated two miles south of the city centre and provides substantial residential, retail and restaurant accommodation. Church Hill Place lies perpendicular to Morningside Road and consists of a mixture of national and independent occupiers.

The premises are situated in a prominent location on the north side of Church Hill Place. Nearby occupiers include **Arden Estate Agents, Bonds & Beauty, Jonathan Avery Design, Barclays Undertakers, Alba Lettings and Derma Clinic.**

DESCRIPTION

14 and 16 Church Hill Place comprise separate single windowed retail / office units arranged over the ground and basement floors of a substantial stone built tenement building under a pitched and slated roof.

ACCOMMODATION

14 Church Hill Place

Ground Floor	410 sqft	38.09 sqm
Basement	188 sqft	17.47 sqm

16 Church Hill Place

Ground Floor	482 sqft	44.78 sqm
Basement	190 sqft	17.49 sqm

RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

14 Church Hill Place

Rateable Value	£4,550
Commercial Rate Poundage	£0.426
(exclusive of water and sewerage rates)	

16 Church Hill Place

Rateable Value	£6,700
Commercial Rate Poundage	£0.426
(exclusive of water and sewerage rates)	

PLANNING

Both premises benefit from Class 2 (Office) planning consent therefore are suitable for retail or office use.



RENT

Rental offers in excess of £7,700 per annum exclusive are invited for 14 Church Hill Place and offers in excess of £11,700 per annum are invited for 16 Church Hill Place.

LEASE TERMS

Both premises are available on the basis of new full repairing and insuring leases for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming tenant will be responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

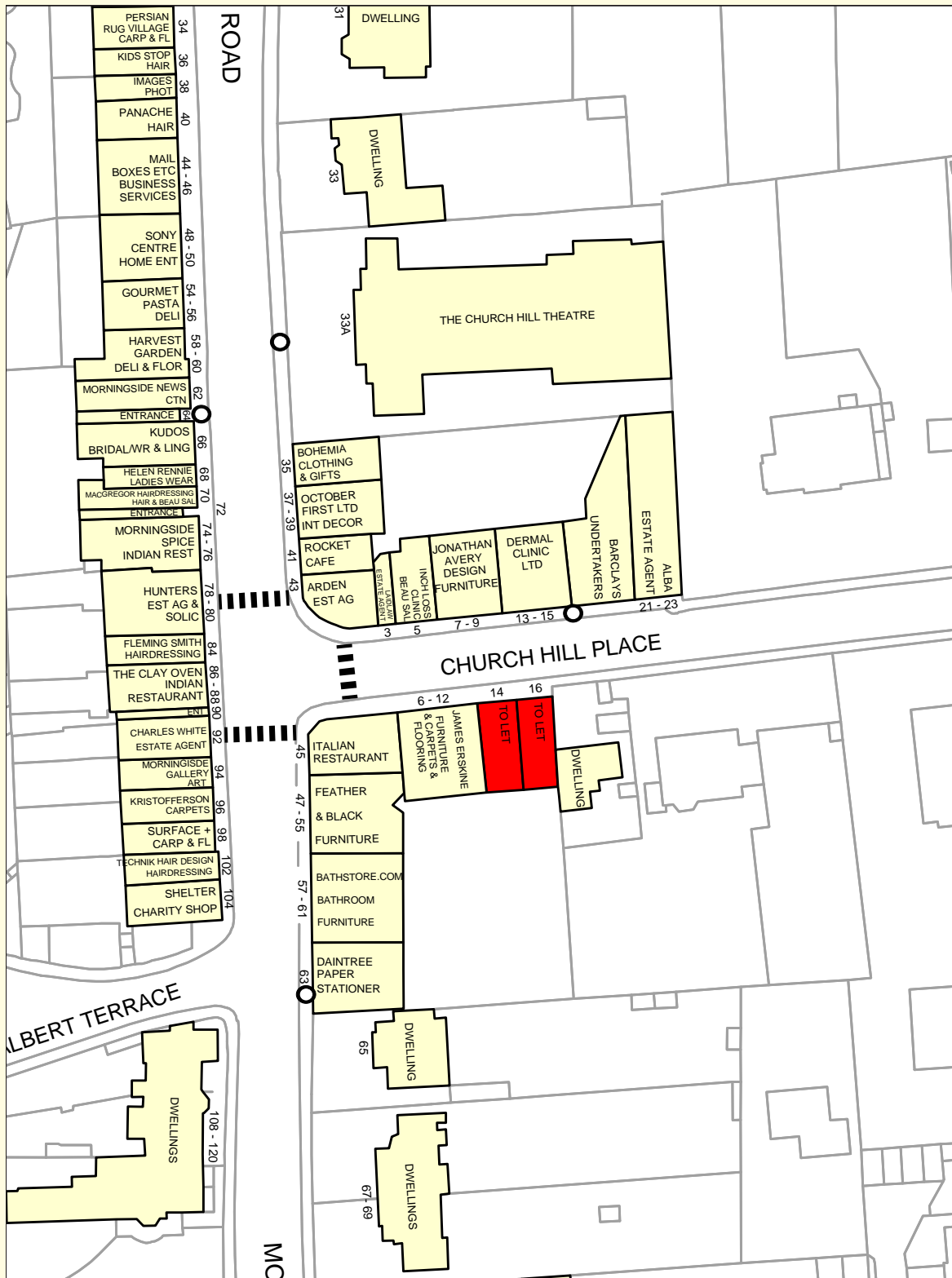
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer
Tel: 0131 243 9617
Email: callum@culverwell.co.uk



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