

# Culverwell

PROPERTY CONSULTANTS

## TO LET

### RESTAURANT / RETAIL PREMISES

350 MORNINGSIDE ROAD, EDINBURGH, EH10 4DA

#### LOCATION

Morningside is located approximately 2 miles to the south of Edinburgh City Centre and is a popular residential location. Morningside Road provides one of the main arterial routes leading from the City Centre to the By Pass and benefits from substantial passing trade.

The premises are situated on the west side of Morningside Road in the block bounded by Miller Crescent to the north and Maxwell Street to the south. The surrounding area includes a variety of local and multiple retailers including **Waitrose, Boots, Marks and Spencers, Simply Food, Superdrug, Oxfam, Lloyds TSB and Lloyds Pharmacy.**

#### DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground and basement floors of a substantial four storey tenement building with a pitched and slated roof.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	13 ft 2 ins	3.96 m
Net Frontage	11ft 7 ins	3.52 m
Ground Floor	459 sqft	42.65 sqm
Basement	190 sqft	17.65 sqm

#### RATING

We are verbally advised by the Local Assessors Department that the property is entered in the Valuation Roll as follows:

Rateable Value	£16,600
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.426

#### PLANNING

We understand the premises benefit from a valid Class 3 (Restaurant) planning consent and subsequently are suitable for retail, office or restaurant use.

#### RENT

Offers in excess of £17,000 per annum, exclusive are invited.



#### LEASE TERMS

The premises are available on a new, full repairing and insuring lease 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 this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

#### ENTRY

By agreement.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

#### Culverwell

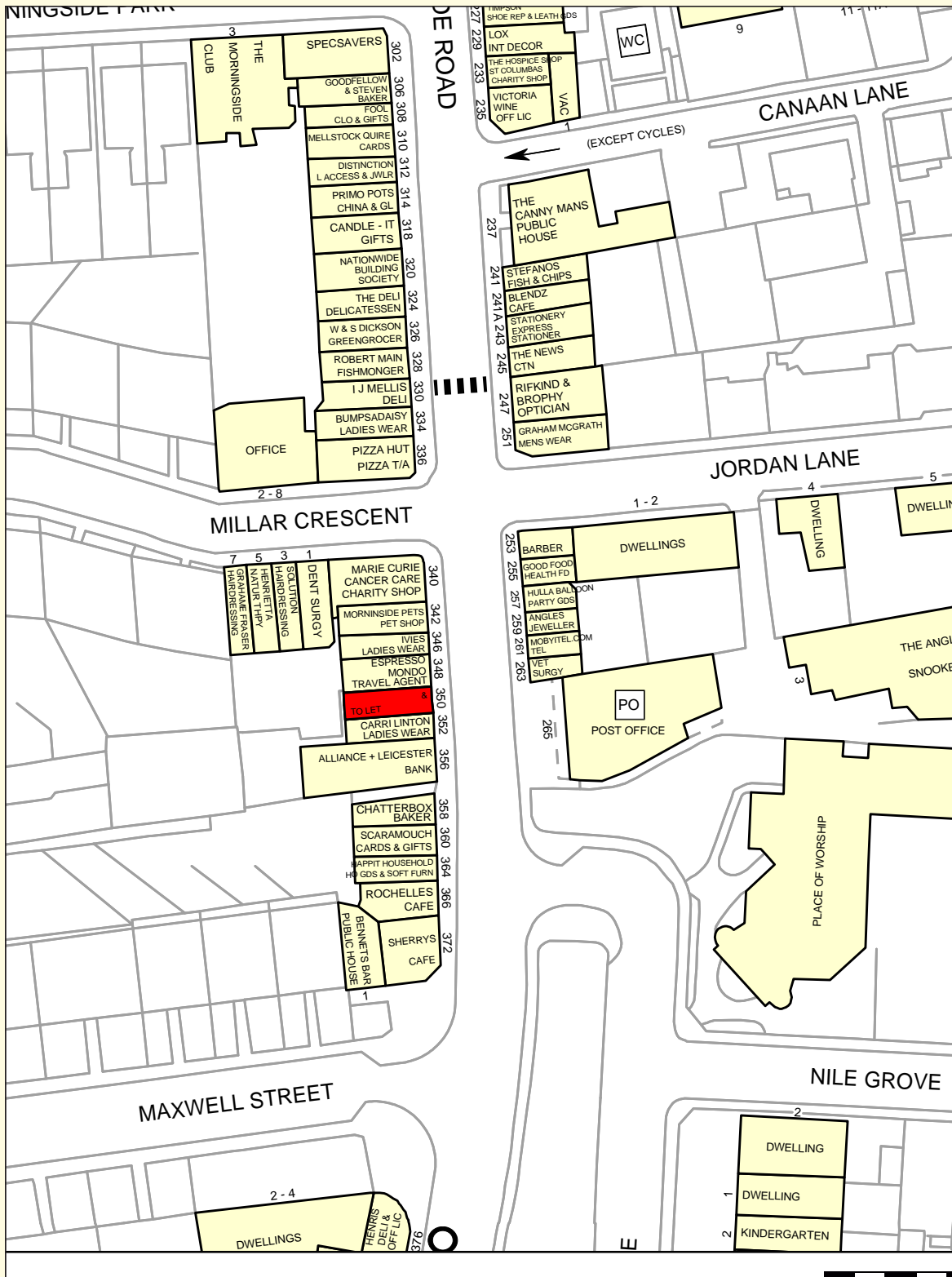
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Misrepresentation Act 1967: See Important Note Overleaf



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