

# Culverwell

PROPERTY CONSULTANTS

## TO LET/MAY SELL

### RETAIL PREMISES

390 MORNINGSIDE ROAD, EDINBURGH EH10 5HX

#### LOCATION

Morningside is a busy and affluent residential 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 premises are situated at the south end of Morningside Road in the block bounded by Maxwell Street to the north and Balcarres 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 stone built building with a pitched and slated roof.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	16 ft 1 in	4.90 m
Net Frontage	14 ft 10 ins	4.52 m
Ground Floor	578 sqft	53.07 sqm
Basement	229 sqft	21.27 sqm

#### RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£14,800
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

#### TERMS

Rental offers in excess of £15,000 per annum exclusive are invited.

Alternatively, our clients may be prepared to sell the premises and further details are available on request.

#### LEASE TERMS

The premises are available on the basis of 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.

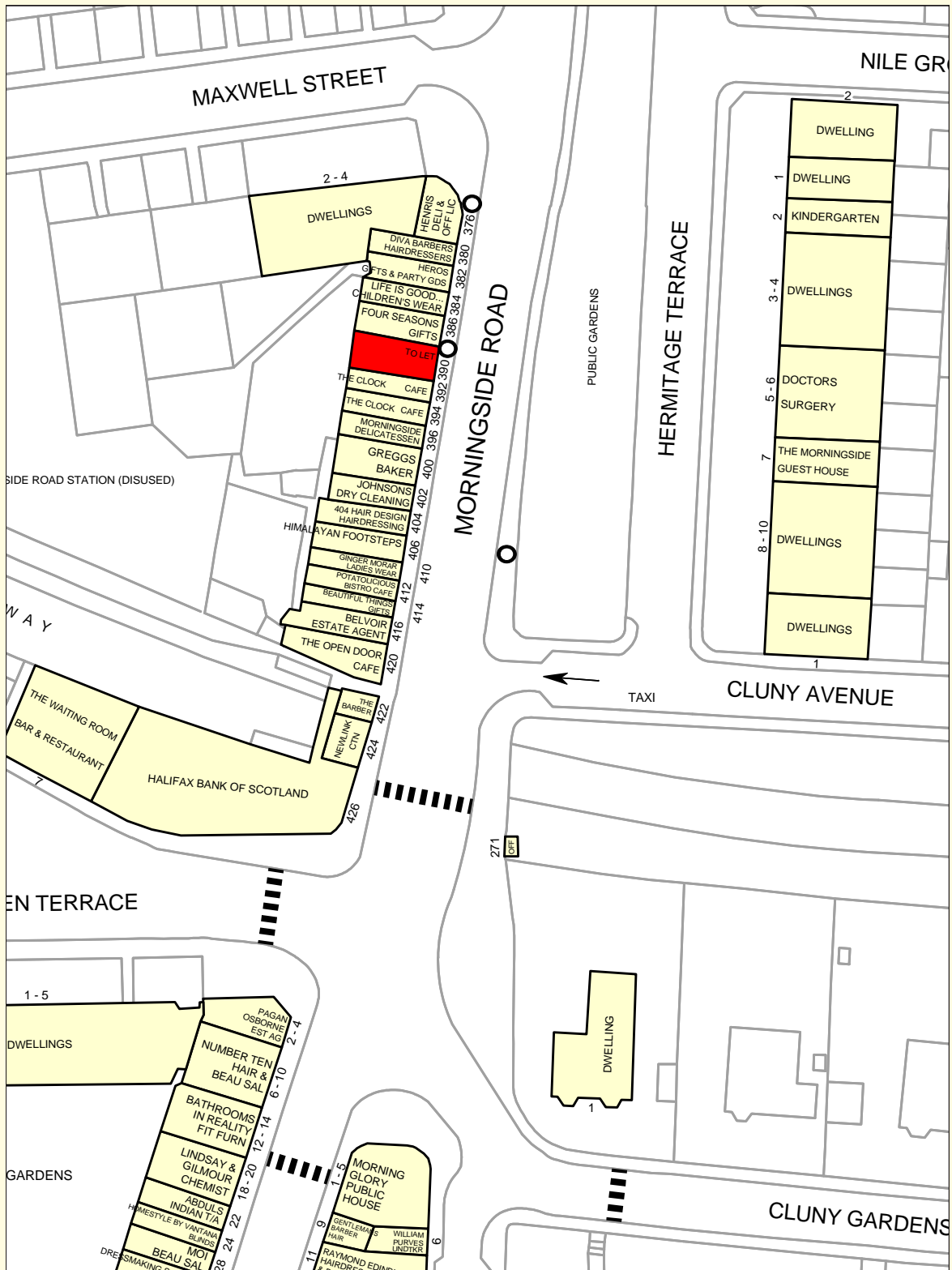
#### ENTRY

By agreement.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer  
Tel: 0131 226 6611  
Email: [callum@culverwell.co.uk](mailto:callum@culverwell.co.uk)



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