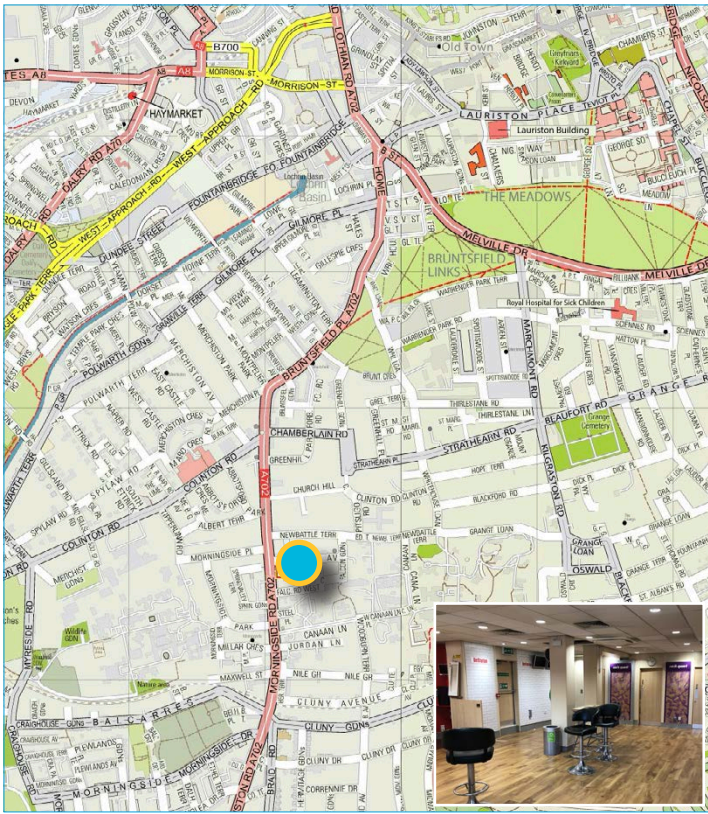


ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

PROMINENT RETAIL UNIT TO LET



**159/161 MORNINGSIDE ROAD
EDINBURGH
EH10 4AX**



LOCATION

Morningside is a popular & affluent suburb of Edinburgh situated approximately 2 miles south of the city centre. Morningside Road provides one of Edinburgh's main arterial routes and benefits from substantial passing traffic. Morningside Road itself is a well established busy shopping & commercial location with many national retailers represented as well as niche speciality shops & cafes etc serving the requirements of the local population.

The subjects occupy a prominent position on the east side of Morningside Road close to it's junction with Falcon Road West with surrounding occupiers including Waitrose, Vision Express, Lorimer Pharmacy, Domino's, Caffe Nero, The Merlin Bar/Restaurant & Morningside Medical Practice, Dental Clinic & Library all close by.

DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor retail unit forming part of a traditional four storey mid terrace stone building under a pitched slated roof, providing the following approximate areas:-

Ground Floor Sales	82.42 sqm	887 sqft
Staff/Storage & WC's	23.89 sqm	257 sqft
Total	106.31 sqm	1,144 sqft

LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 27th May 2028, with the tenant having an option to break on 27th May 2023.

Our clients will consider either an assignation of their existing lease or a sub-lease on terms to be agreed.

RENT

£32,000 per annum exclusive [No VAT applicable].

Incentives may be available, subject to status.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E [Copy available on request].

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £33,100 [as at 01/04/2017]

USE

We understand the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc are subject to VAT at the prevailing rate, unless otherwise stated.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell

e: jack@jhcampbell.net

m: 07801 852225

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454. Date of publication: September 2021