

TO LET  
RETAIL/OFFICE

GRAHAM  
SIBBALD



17 Church Hill Place, Edinburgh, EH10 4BE

- Located in Morningside Edinburgh
- Ground and Basement Retail Unit extending to 208 Sq M (2,238 Sq Ft)
- Sub Lease /Assignment
- Passing Rent: £25,000 per annum (exclusive of vat)
- Lease remaining until August 2024

## LOCATION

Morningside is an affluent neighbourhood two miles south of the city centre. The premises are situated on Church Hill Place just off Morningside Road, one of the principal arterial roads between the bypass and city centre, with the road benefiting from substantial passing trade. The property is surrounded by an excellent range of local amenities, including highly popular shops, restaurants and cafes.

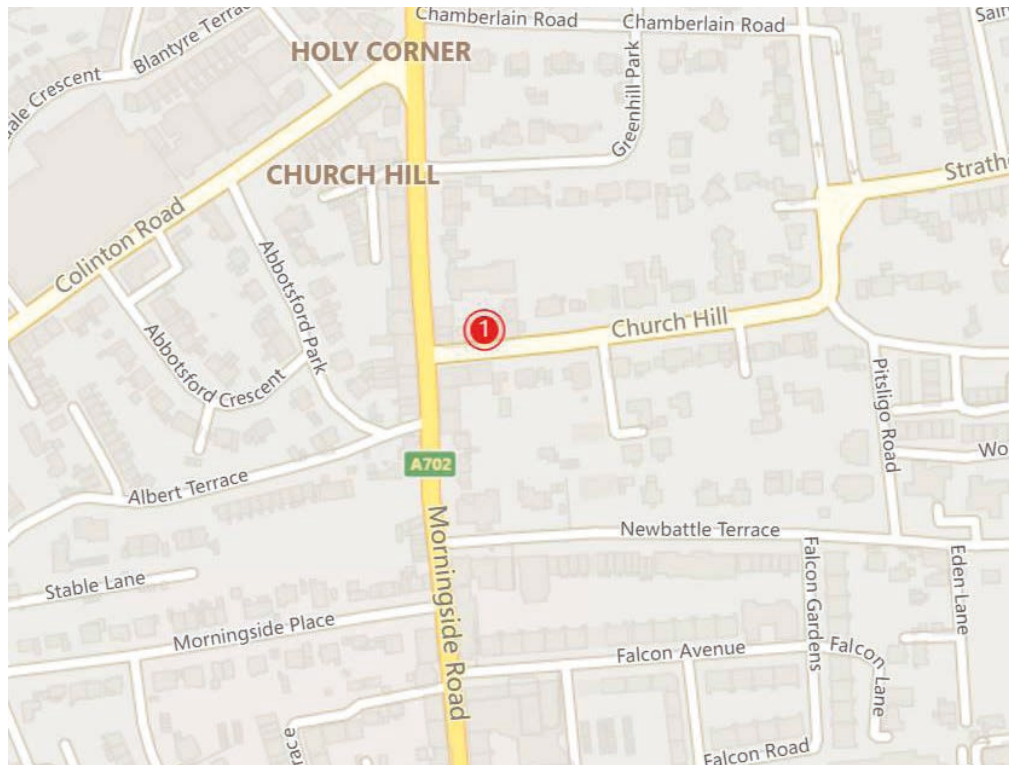
## DESCRIPTION

The subjects comprise ground floor and basement retail / office space of stone construction surmounted by a pitched and slated roof. The subjects benefit from a double-glazed front facing directly onto Church Hill Place. Internally, the subjects offer bright and spacious cellular office accommodation. However, the property has the ability to be further open planned. The WC's and staff area are located to the rear, as well as access to a large basement. Lighting is afforded via downlights and natural lighting is afforded via the double-glazed timber frame windows. The subjects benefit from electric panel heating.

## ACCOMMODATION

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

Areas / Floor etc	Sq M	Sq Ft
Ground	100	1,076
Basement	108	1,162
<b>Total</b>	<b>208</b>	<b>2,238</b>
ITZA	94	1009



## RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £27,400.

## RENT/LEASE DETAILS

The subjects are offered on a full repairing and insuring basis at a rent of £25,000 per annum exclusive of VAT. The lease terminates in August 2024. Further details on the lease are available upon request.

## EPC

Available on request

## LEGALS

Each party is to pay 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.

To arrange a viewing please contact:



**Murdo McAndrew**

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Surveyor

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## 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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2022