

TO LET  
RETAIL/CLASS1A

 GRAHAM  
SIBBALD



11 Comiston Road,  
Edinburgh,  
EH10 6AA

- Situated within affluent Morningside area of Edinburgh
- Benefits from frontages to both Comiston Road and Braid Road
- Well presented internally over ground and basement level
- NIA : 172.52 Sq M (1,857 Sq Ft)
- Offers over £25,000 per annum

## LOCATION

The subjects are situated within the affluent Comiston/Morningside district of Edinburgh, approximately 3 miles to the south of the City Centre. Fronting one of the main arterial routes into the city from the south, the unit lies within a mixed commercial and residential locality.

More specifically the subjects are located on the east side of the street, close to the junction with Morningside Road, Cluny Gardens and Belhaven Terrace, with Braid Road lying directly adjacent to Comiston Road.

Please see the appended map for approximate location.

## DESCRIPTION

The subjects form a ground floor and basement retail/class1a unit as part of a larger 4 storey and attic traditional stonebuilt premises surmounted by a pitched and slate roof.

Externally the unit benefits from a large double frontage to Comiston Road offering a full height display window with access taken via the timber framed and glazed entrance door.

The subjects further benefit from a secondary frontage to Braid Road which also has two large single glazed display windows, with access being through another timber framed and glazed entrance door.

Internally the subjects are laid out to provide an open plan space which has laterally been utilised as a hair salon. The rear goes up 2 steps and offers further retail space/storage accommodation. All of which is presented to a high standard and finish.

The basement is accessed via a timber framed stair case, and provides large ancillary storage accommodation as well as a further w/c facility.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a Net Internal Area basis, in the order of:

Areas / Floor etc	Sq M	Sq Ft
Ground	90.86	978
Basement	81.66	878
<b>Total</b>	<b>172.52</b>	<b>1,856</b>

## RENT

We are seeking offers over £25,000 per annum on new Full Repairing and Insuring Terms.

## RATEABLE VALUE

With reference to the Scottish Assessors Association Website we note that the current rateable value is: £21,300.

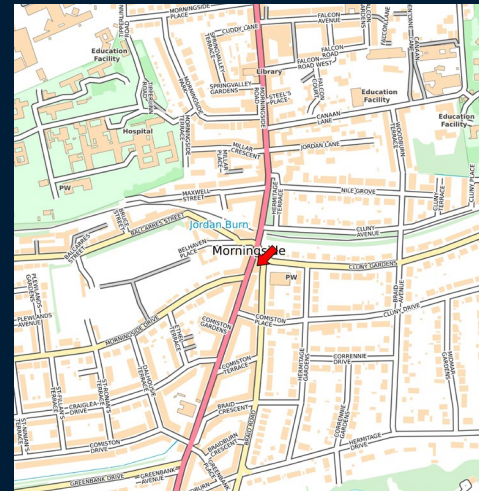
## EPC

An Energy Performance Certificate (EPC) can be provided upon request.

## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction. The tenant shall be responsible for any registration dues.

All prices are quoted exclusive of VAT. However we understand the property is not elected to tax and therefore no VAT is payable.



For any queries or to arrange a viewing, please contact —

**GRAHAM SIBBALD**



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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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