

# TO LET

## RETAIL

128A Morningside Road, Edinburgh, EH10 4BX

Unique and Recently Refurbished Grade B Listed Retail Unit

Prominent Roadside Location in the Prestigious Morningside Area

Benefits from Highly Visible Display Frontage

NIA: 17.03 sqm (183 sqft)

Offers over £9,500 per annum exclusive

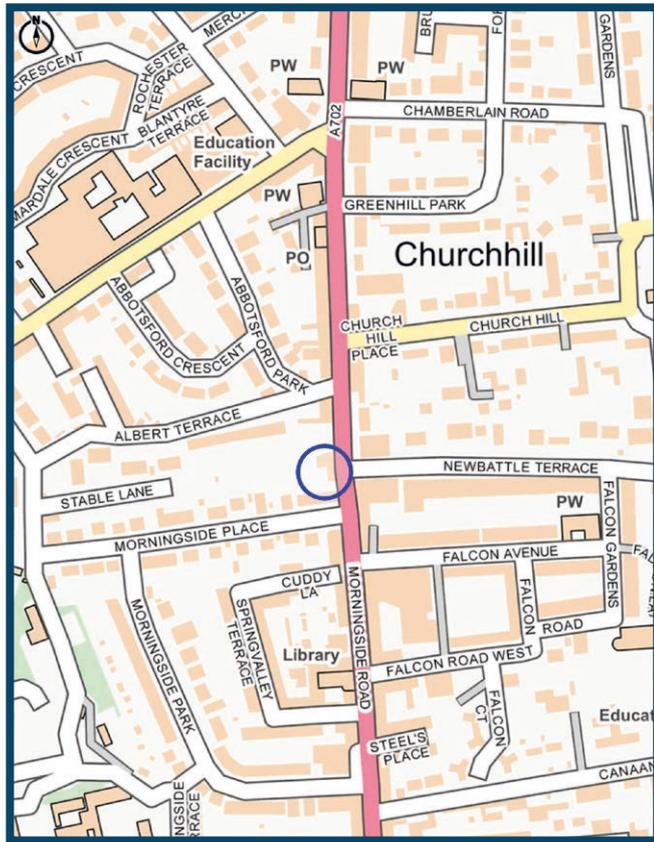
**LOCATION**

The subjects are located at 128A on the western side of Morningside Road in the affluent Morningside area of Edinburgh, which leads directly on to Bruntsfield Place and subsequently, Edinburgh's bustling city centre. The subjects benefit from a high volume of pedestrian footfall and passing trade with great transport links, with a number of bus routes going through Morningside Road.

Morningside Road itself is of mixed nature with primarily commercial units primarily at ground level and residential flats occupying the above tenements. Morningside benefits from a large catchment from surrounding areas within the south west of Edinburgh such as Bruntsfield, Merchiston, Newington and Fountainbridge.

Commercial occupiers in close proximity to 128A Morningside Road are a mix of both national and local operators including Waitrose, Cancer Research UK, The Gurka Nepalese Restaurant, Studio One Furniture and East Side Pizzas.

The approximate location of the subjects can be seen on the below plan:



**DESCRIPTION**

The subjects comprise a ground floor, single storey, mid-terraced, B Listed retail unit, surmounted under a recently refurbished flat, membrane constructed roof. The subjects benefit from full height aluminium and single glazed display windows, with access granted from the left of the unit via a single glazed and aluminium framed entrance door.

Internally, the property is laid out to provide an open plan sales area with a partitioned W/C compartment to the rear. The unit has been recently refurbished throughout and comprises suspended timber floors with a carpet overlay finish and open timber flooring within the W/C compartment. Internal walls and ceiling are both plastered and painted with natural lighting provided from the frontal display windows whilst artificial lighting is provided via pendant light fittings throughout.



**ACCOMMODATION**

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area of the subjects to be in the order of:

NIA: 17.03 sqm (183 sqft)

**LEASE TERMS**

The property is available on a new Full Repairing and Insuring Lease (excluding roof repairs).

**RENT**

Offers over £9,500 per annum exclusive are sought for a negotiable period.

**RATES**

Due to the subjects having recently been reconfigured from the neighbouring unit, they are still required to be assessed by the Scottish Assessors Association.

**VAT**

The above figures are exclusive of VAT which may be charged at the prevailing rate.

**LEGAL COSTS**

Each party will be responsible for their own legal costs.

**VIEWING:**

Strictly by appointment through the sole letting agents.

**DATE OF ENTRY:**

Entry will be available on completion of legal formalities.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**REFERENCE:**

ESA1974

**DATE OF PUBLICATION:**

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