



ime Property Agents
Ltd

12 Home Street
Edinburgh

Lease Disposal

£20,000 Per Annum

£45,000 Premium

324 Morningside Road, Edinburgh EH10 4QJ

Class 3

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Location

The property is located on the west side of Morningside Road, a highly popular mixed-use thoroughfare with a strong retail presence connecting to Bruntsfield, approximately 1 mile south-west of Edinburgh city centre.

Morningside benefits from high levels of pedestrian and vehicular traffic and serves a densely populated residential area with a strong mix of local retailers, cafés, and service businesses.

Nearby occupiers include M&S Foodhall, Boot The Chemists, , Soderberg, and several independents and food operators

Description

The subjects comprise a ground floor Class 3 unit within a traditional stone tenement building. The premises benefit from a glazed frontage providing excellent natural light and visibility to passing trade with excellent signage space above.

Internally, the accommodation is well presented and arranged to provide a welcoming restaurant area to the front, a staircase leading to the basement is in the central area, that leads down to a storage area and WC. The back of the unit has an open plan kitchen area with extraction fitted; this would suit a wide variety of cuisines looking for a cosy restaurant or café.

More seating could be added in the space in front of the kitchen, and the kitchen could be closed off.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area

Ground Floor 41 sq. m (301 sq. ft).

Basement 34sq. m (301 sq. ft)

Total 75 sq. m (602 sq. ft)

Rent Price

We are seeking a rent of £20,000 per annum.

EPC

The Energy Performance Certificate rating is currently G

Utilities

The property is served by mains Electricity and Water

Rent Price

The current rent is £20,000 per annum.

The property is on a Full Repairing and Insuring (FRI) lease with 20 years remaining.

Premium

Our client is seeking £45,000 for their leasehold interest in the property, all fixtures and fittings and any goodwill.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects will have a Rateable Value of £17,000. The uniform business rate for the current year is £0.49 pence in the pound.

Effective from April 2026, currently there are zero rates payable. This may be appealed or transitional rates could be applied for.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.