

Ryden

TO LET

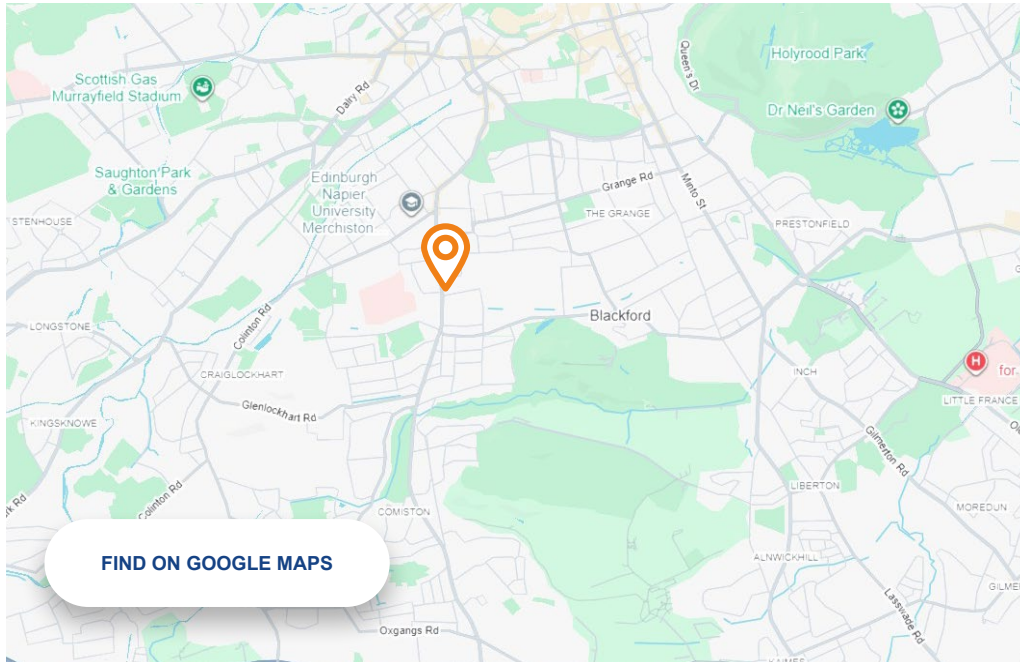
GROUND FLOOR RETAIL UNIT
239 SQ FT (22 SQ M)



**259 MORNINGSIDE
ROAD
EDINBURGH
EH10 4RD**

**PROMINENT LOCATION
ON MORNINGSIDE ROAD**
CLASS 1A CONSENT
AVAILABLE IMMEDIATELY
**SUITABLE FOR A
VARIETY OF USES**

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LOCATION

The property is located in Morningside, a busy and affluent residential suburb, located approximately 2 miles south of Edinburgh City Centre. The location benefits from high footfall and strong vehicular passing trade.

The subject is located in a prominent position adjacent to a number of multiple and independent occupiers including Marie Curie, Chest Heart & Stroke Scotland, Sainsbury's, Bakery Andante, Alaburrito and POP Coffee.

DESCRIPTION

The property comprises a ground floor retail unit, with a prominent glazed frontage onto busy and vibrant Morningside Road.

ACCOMMODATION

The subject has been measured in accordance with RICS Code of Measuring Practice (6th Edition) on a Net Internal Area and comprises 239 sq ft (22 sq m).

LEASE TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed at a rent of £16,000 per annum.

EPC

Available on request.

RATEABLE VALUE

We are advised that the current Rateable Value is £10,100, resulting in rates payable (2025/26) £5,029.80 but with 100% relief available via the Small Business Bonus Scheme. Interested parties should check www.saa.gov.uk for further information.

The Rateable Value is expected to increase to £11,900 from the 1st of April 2026 as a result of the rating revaluation.

USE

The property is currently used as Class 1A, but is potentially suitable for a variety of uses, subject to planning.

VAT

No VAT

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the incoming tenant being responsible for any Land & Building Transactional Tax, recording dues and VAT as applicable.



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GET IN TOUCH

Please get in touch with our letting agents for more details.

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