

TO LET — DUE TO RELOCATION
RETAIL UNIT



40 Comiston Road,
Edinburgh, EH10 5QQ

- Prominent location in Morningside
- Ground floor retail unit extending to 28.98 sqm (312 sqft)
- Suitable for a variety of uses (Class 1A)
- Offers over £10,000 per annum (exclusive of VAT)

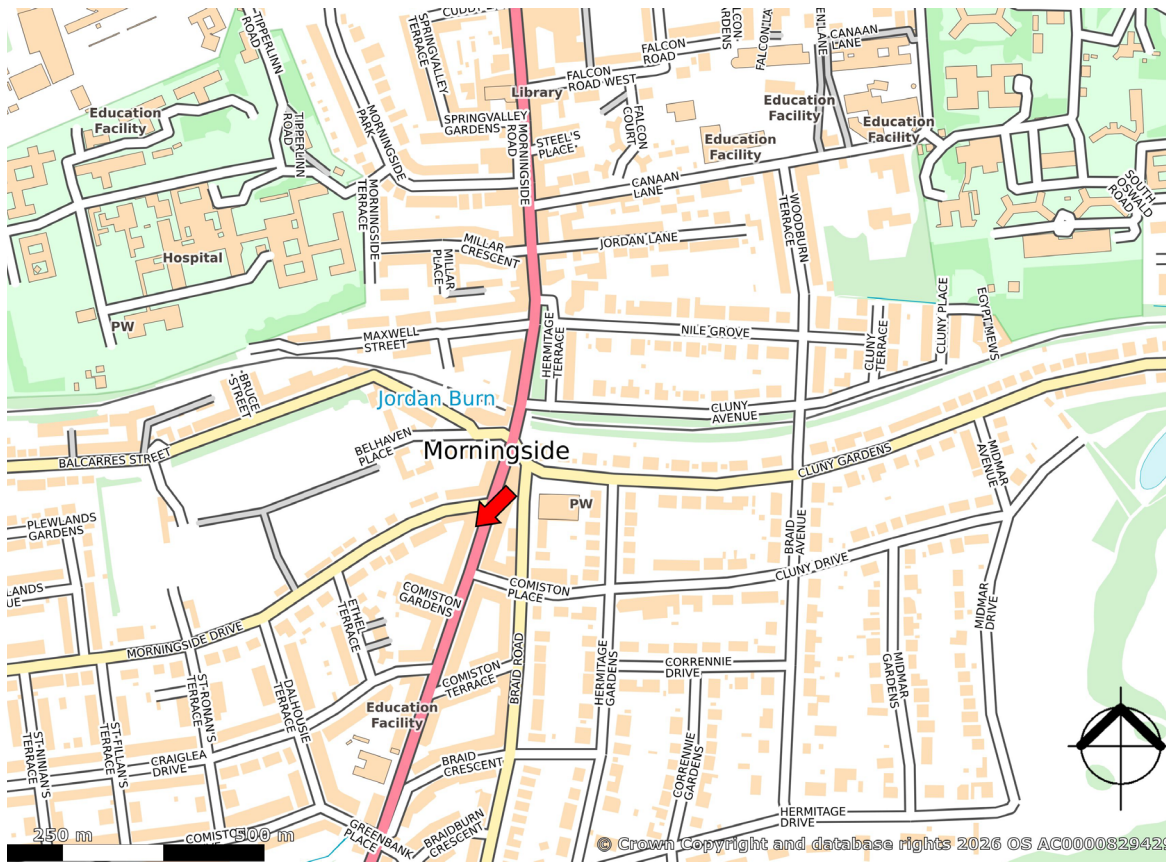
LOCATION

The subjects are located within the affluent and well-established area of Morningside, to the south of Edinburgh's City Centre. The location benefits from strong footfall and excellent public transport links.

More specifically, the property occupies a prominent position on Comiston Road. Which benefits from substantial passing trade. Nearby occupiers include a range of popular local and established businesses, such as Margiotta, Pablo, Leaf & Bean and The Hermitage.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a three-storey tenement building, surmounted by a pitched and slated roof. The unit benefits from a prominent main glazed frontage, providing strong visibility and presence onto Comiston Road.



Internally, the accommodation is arranged as a single, open plan space to the front, benefitting from a large display window providing excellent natural light and visibility. The layout flows naturally towards the rear of the unit, where a storage area leads to WC facilities. The unit is finished to a consistent standard throughout, with concrete flooring finished in with a timber vinyl, solid plastered walls, fitted ceiling lighting throughout and attractive decorative corning.

ACCOMMODATION

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

Ground Floor: 28.98 sqm (312 sqft)

EPC

EPC will be available upon request.

RENT

Offers over £10,000 per annum (exclusive of VAT). The property is available by way of a new full repairing and insuring lease.

RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £6,500. The new rateable value which comes into effect from April 2026 is £7,300.

The property should therefore continue to benefit from a 100% Business Rates Relief under the Small Business Bonus Scheme.

LEGAL COSTS + VAT

Each party has to bear their own legal costs. The purchaser will be liable for the land and building transaction tax, registration dues and any VAT payable in this transaction.



To arrange a viewing please contact:



CORANN HENDERSON

Graduate Surveyor

corann.henderson@g-s.co.uk

07776 844 275



JAMIE STEPHEN

Viewing Agent

Jamie.stephen@g-s.co.uk

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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: January 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.