



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let
£16,500 Per Annum

77 Morningside Road, Edinburgh EH10 4AY

Class 1a

T: 0131 629 5050 | E: commercial@imedjk.co.uk | www.imedjk.co.uk | Follow us @imeproperty

Location

The property is situated in a highly visible position on Morningside Road, one of Edinburgh's key routes linking the city centre with the surrounding suburbs. Morningside is a well-established and popular district known for its strong mix of residential, retail, and leisure uses, creating consistent footfall throughout the day.

The area benefits from excellent connectivity, with regular bus services providing quick access to the city centre and neighbouring districts. Nearby landmarks such as The Dominion Cinema and Waitrose, along with a wide range of independent shops, cafés, and convenience stores, contribute to a vibrant local atmosphere and attract both residents and visitors.

On-street parking is available close by, and the location offers easy access to the City Bypass, Craiglockhart, and Comiston, ensuring the property is easily reached by car or public transport.

Description

The property comprises a ground-floor retail unit with basement level forming part of a traditional Edinburgh tenement, with a prominent glazed frontage onto Morningside Road that offers excellent visibility to both pedestrian and vehicular traffic. Internally, the space provides an open-plan sales area with good natural light with a window to the rear, complemented by ancillary storage and staff facilities to the rear.

In addition to the ground floor, the property benefits from an extensive, fully usable basement area, providing valuable additional space for storage, stock, or operational purposes.

Accommodation

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

Ground and Basement floors:

Total 99 Sq m (1066 Sq ft)

Rent

£16,500 per annum is sought on full repairing and insuring (FRI) lease for a minimum term of five years or longer.

EPC

The Energy Performance Certificate rating is B

Utilities

The property is served by mains electricity and water.

Rent price

£16,500 per annum is sought on full repairing and insuring (FRI) lease for a minimum term of five years or longer.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value is £14,100. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

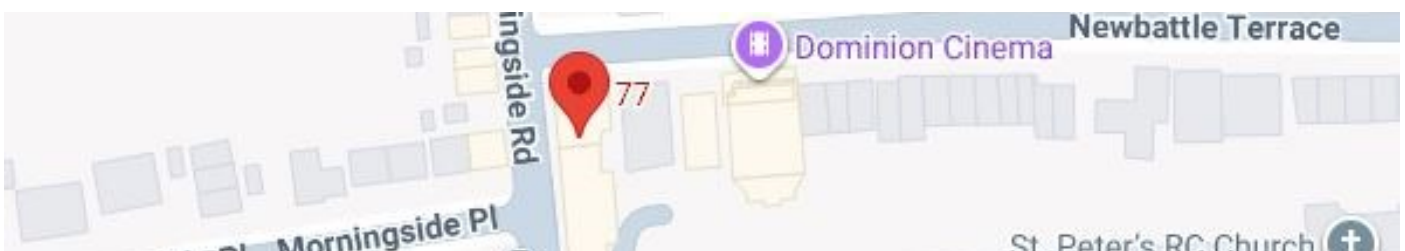
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime DJKGroup Ltd.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime DJK Group Ltd 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.

The vendors or lessors do not make or give, and neither do ime DJK Group Ltd for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.