



## Retail Unit - To Let

Rent: Offers over £22,500 pa

Ground Floor: 429 sq ft

### Location

Morningside is a busy and affluent suburb of Edinburgh, located approximately 2 miles south of the city centre. Morningside Road provides one of Edinburgh's main arterial routes and benefits from substantial passing trade.

The subject property occupies a prime, central position on Morningside Road. Nearby occupiers include [Superdrug](#), [M&S Simply Food](#), [Timpson](#) and [Oxfam](#).

### Accommodation

The premises are arranged over ground and basement levels and comprise the following approximate net internal areas:

Ground Floor: 429 sq ft / 39.87 sqm  
Basement: 359 sq ft / 33.36 sqm

### Rent

Offers in excess of £22,500 pa are invited. The property is not elected for VAT.

### Lease

The premises are available on a new FRI basis.

### Rates

Rateable Value: £15,400  
UBR (2023/24): £0.498  
Rates Payable: £7,669 pa

### Planning / EPC

The premises benefit from having [Class 1A](#) consent. An EPC report is available on request.

### Legal Costs

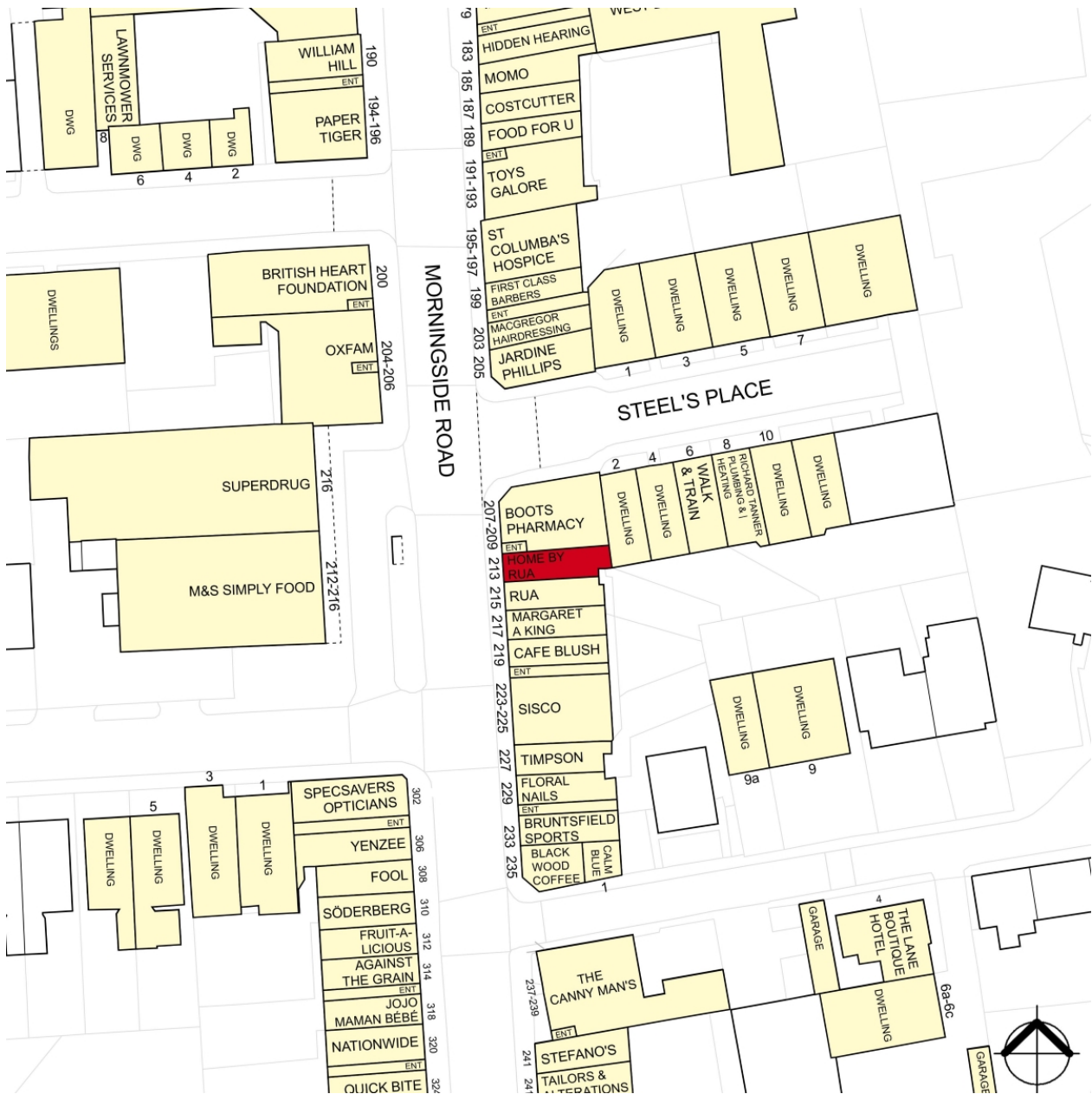
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

### Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

# TO LET

213 Morningside Road  
Edinburgh EH10 4QT



Viewing strictly by appointment through ORINSEN

**Joe Stephenson**

T. 0131 374 1111  
M. 07580 519 431  
E. joe@orinsen.com

**Tom Forster**

T. 0131 374 1111  
M. 07919 920 126  
E. tforster@orinsen.com

### Important Notice

ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **Published: November 2023**