

TO LET

ATTRACTIVE OFFICE/RETAIL UNIT

1A-3 COMISTON PLACE, EDINBURGH, EH10 6AF

- SITUATED IN MORNINGSIDE AREA OF EDINBURGH
- EXTENDS TO 53.50 SQ M (575 SQ FT)
- SUITABLE FOR A VARIETY OF USES
- QUALIFIES FOR 100% RATES RELIEF

RENT £12,000 PER ANNUM



LOCATION

Morningside is a popular residential and business location situated approximately 2 miles to the south of Princes Street. Coniston Road forms part of the A702, a busy arterial route into the city centre providing shopping, financial and licensed premises serving the surrounding residential accommodation.

The subjects are situated in Comiston Place close to the junction with Comiston Road. Morningside is well known for its diversity of retail occupiers and surrounding occupiers include café operators, retail outlets and mixed office/retail premises. Metered parking and on street parking is available nearby.

DESCRIPTION

The subjects comprise a double windowed unit arranged over ground and basement floors of a traditional stone built tenement building under a pitched and slated roof. Internally the accommodation comprises two front sales/office areas with rear store/staff area and WC. The basement area provides additional storage space.

ACCOMMODATION

The property has the following Net Internal Areas:

Ground	36.95 m ²	397 ft ²
Basement	16.55 m ²	178 ft ²
Total	53.50 m²	575 ft²

EPC

Further details are available on request.

TERMS

Rental offers in excess of £12,000 per annum (exclusive of VAT) are sought.

RATES

The Rateable Value is £9,200. In terms of the Small Business Bonus Scheme, the subjects qualify for 100% rates relief.

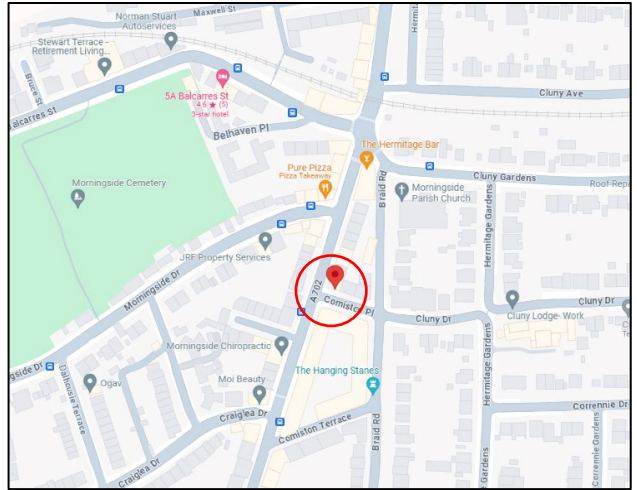
LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming tenant will be responsible for any LBTT, Registration dues and VAT thereon.

FURTHER INFORMATION

For additional information please contact:

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