





ime Property Agents Ltd

12 Home Street

Edinburgh

Investment Sale

Offers of £220,000

127-129 Comiston Road, Edinburgh EH10 4QJ

Class 1

Location

The property occupies a prominent position on Comiston Road, close to South Morningside Primary School and a short distance from Morningside. The surrounding area is predominantly residential, with a mix of retail, office and café premises serving residents and passing commuters. Comiston Road is a principal arterial route linking the city centre via Morningside Road, Bruntsfield Place, Tollcross and Lothian Road, and providing direct access south to Buckstone, Fairmilehead and the Edinburgh City Bypass. Nearby occupiers include Sunrise Cafe, Braidburn Launderette and Edinburgh Rifles and Sporting Goods.

Description

The property comprises a well-located retail investment, let to an established newsagent and offered for sale subject to the existing occupational lease.

The subjects comprise a ground-floor, double-fronted retail unit beneath a traditional Edinburgh tenement. Access is through a central recessed entrance. Internally, the accommodation provides an open-planned sales area to the front, with storage, staff facilities and a WC to the rear.

The sales area is fitted for the tenant's retail use, while the rear accommodation includes storage, tea-preparation facilities and a private office. The property benefits from Class 1 retail consent.

Tenancy

The property is occupied by an established confectionery, tobacconist and newsagent business, which also provides essential groceries, licensed off-sales and related local services. The tenant trades seven days a week from this prominent neighborhood location.

Accommodation

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

Gross Internal Area 115 sq. m (1238 sq. ft).

Net Internal Area 91sq. m (980 sq. ft)

Sale Price

We are seeking an offer of £220,000.

EPC

The Energy Performance Certificate rating is currently Pending

Utilities

The property is served by mains Electricity and Water

Sale Price

Offers of £220,000 are invited for the heritable freehold interest, subject to the existing lease, at a price reflecting a 7.28% yield. Further tenancy and pricing information is available from the sole selling agent.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects will have a Rateable Value of £22,700. The uniform business rate for the current year is £0.49 pence in the pound.

Effective from April 2026, currently there are zero rates payable. This may be appealed or transitional rates could be applied for.

Entry

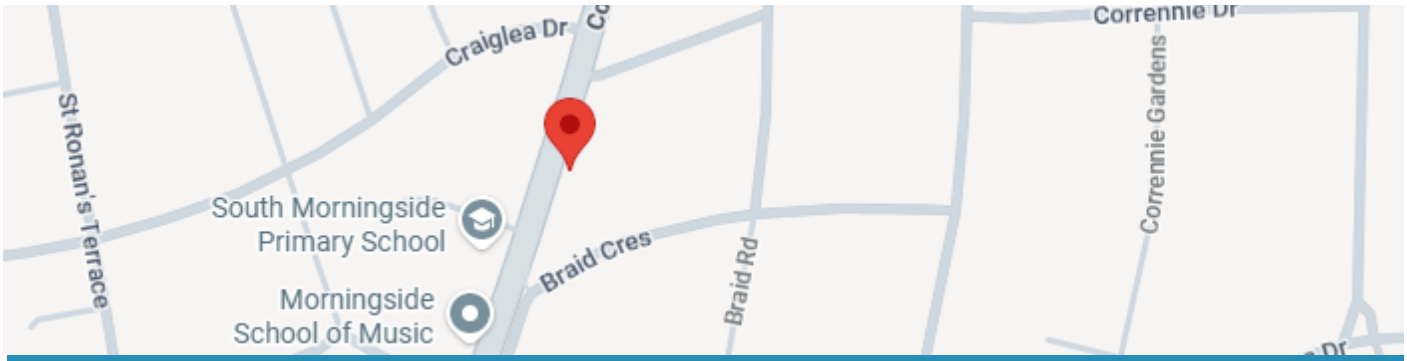
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents .



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME 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.