







Ime Property Agents Ltd

12 Home Street

Edinburgh

**To Let**

£9,500 per annum

# 7 Morningside Drive, Morningside, Edinburgh, EH10 5LZ

Commercial 1

## Location

The subjects are situated on Morningside Drive, close to its junction with Morningside Road and Comiston Road. The location combines proximity to Morningside's established shopping area with a surrounding residential catchment, placing the unit within reach of customers from Morningside, Bruntsfield, Church Hill and Greenbank.

Morningside Drive offers a neighbourhood setting close to the independent shops, cafés and local amenities of the wider Morningside area. With public transport connections nearby and convenient access to the city centre and Edinburgh's south-side suburbs, the location provides an appealing base for a small business looking to serve the local community.

## Description

The property at 7 Morningside Drive, comprises a single-fronted ground floor unit within a traditional stone-built tenement building. The prominent frontage offers good visibility and signage potential for a variety of operators in busy Morningside.

The unit currently accommodates customer waiting area, nail and beauty stations in the front shop with high ceilings and cornicing throughout. The back shop area is fitted with sinks and can be utilised as a private treatment room with a window to the rear.

A small mezzanine provides extra storage, supporting stock management and day-to-day operations while keeping the floor space available for day-to-day business use. The WC Facilities are to the rear left-hand side.  This unit is in good condition inside and out.

### ACCOMODATION

According to marketing information previously available for the subjects, the property comprises the following approximate areas over ground and basement floors:

- Total: approximately 269 Sq. ft

### RENT

The rent guide price is £9,500 per annum on full repairing and insuring terms and conditions for a term t be agreed for a minimum of 5 years or more.

### SERVICES

The property is served by mains water and electricity.

### ENERGY PERFORMANCE RATING

The Energy Performance Certificate (EPC) rating is at a G.

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### RATEABLE VALUE

According to information previously available, the subjects had a Rateable Value of £4,800. Interested parties should verify the current

### LEGAL COSTS

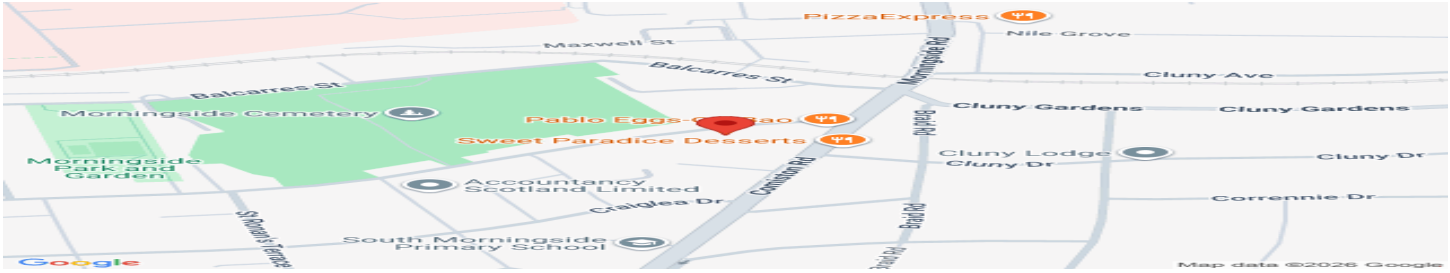
Each party is responsible for their own legal and costs incurred in the preparation, negotiation, and settlement of the documentation

### ENTRY

Upon completion of a formal missive under Scots Law.

### VIEWING AND FURTHER INFORMATION

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

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