

TO LET
RETAIL (CLASS 1A)

Indicative layout for marketing purposes only



**17 Church Hill Place
Edinburgh, EH10 4BE**

- Located in Morningside, Edinburgh
- Ground and basement retail unit extending to 208 sq m (2,238 sq ft)
- Suitable for a variety of uses (Class 1A)
- Benefits from large glazed frontage
- Quoting Rent: £30,000 per annum (exclusive of VAT)

Indicative layout for marketing purposes only



LOCATION

Morningside is an affluent neighbourhood two miles south of the city centre. The premises are situated on Church Hill Place just off Morningside Road, one of the principal arterial roads between the City Bypass and city centre, with the road benefiting from substantial passing trade. The property is surrounded by an excellent range of local amenities, including highly popular shops, restaurants and cafes.

DESCRIPTION

The subjects comprise a ground floor and basement retail unit of stone construction surmounted by a pitched and slated roof. The subjects benefit from a double-glazed front facing directly onto Church Hill Place.

Internally, the subjects offer bright and spacious accommodation, which is suitable for a variety of Class 1A

uses. The disabled access toilet and staff area are located to the rear, as well as access to a large basement. Lighting is afforded via downlights and natural lighting is afforded via the double-glazed timber frame windows.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

AREAS / FLOOR ETC	SQ M	SQ FT
Ground Floor	100	1,076
Basement	108	1,162
Total	208	2,238
ITZA	94	1,009

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £27,400.

RENT

£30,000 per annum (exclusive of VAT).

EPC

Available on request

LEGAL COSTS + VAT

Each party is to pay their own legal costs and the incoming tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.



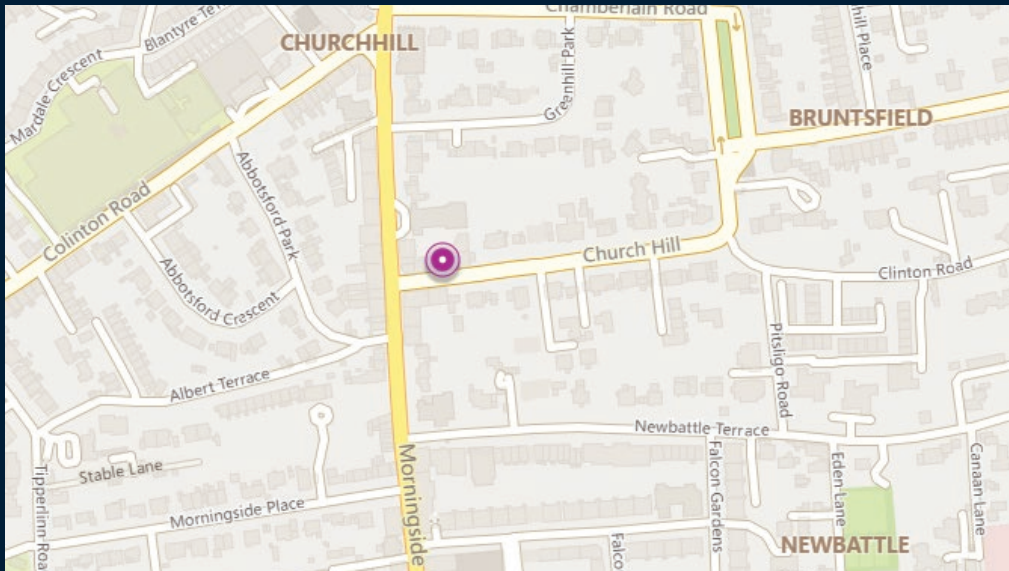
For any queries or to arrange a viewing, please contact —



Murdo McAndrew
Senior Surveyor
murdo.mcandrew@g-s.co.uk
07799 159 665



Corann Henderson
Graduate Surveyor
corann.henderson@g-s.co.uk
07776 844 275



IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2024