

# To Let Office/Retail Premises

113-115 Morrison Street, Edinburgh, EH3 8BX

## Location

The premises are located on Morrison Street, which is on the west side of Edinburgh's city centre. The property is within easy reach of Haymarket Train Station and other transport links.

## Description

The property's frontage comprises two arched display windows on either side of a central arched entrance doorway. The property is on the ground floor of a traditional four-story tenement. The property is currently fitted out as a barber; however, the space would lend itself to multiple uses.

## Accommodation

We have measured the unit in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and have calculated the approximate Net Internal Area to be 50.00m<sup>2</sup> (538sq ft)

## Rateable Value

We understand that the subjects have a rateable value of £9,700 effective from 1 April 2023. Further details can be obtained from the Assessor on 0131 344 2500 or [www.saa.gov.uk](http://www.saa.gov.uk).

## Planning

The premises benefit from a Class 1A business use as defined in the Town and Country Planning (Use Class Scotland as amended) Order 1997. This broadly includes use for financial and professional office use.

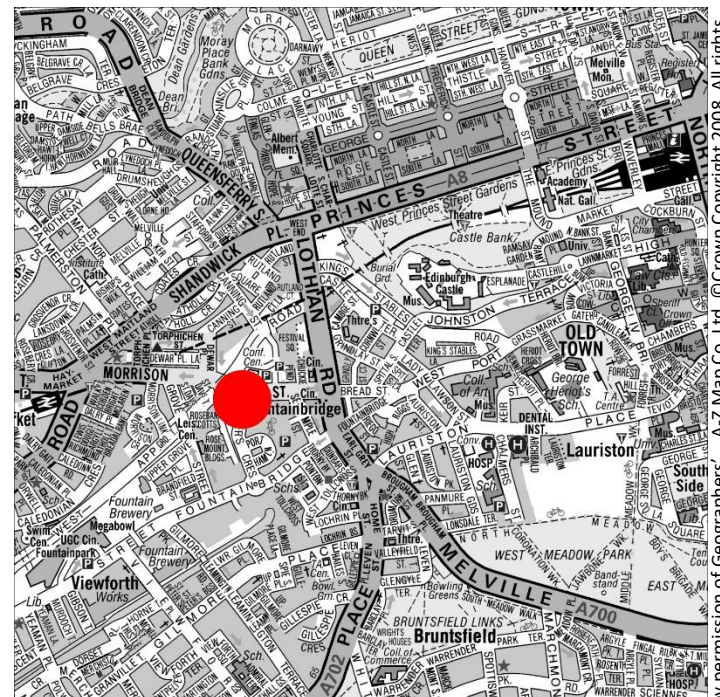
Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can be contacted by telephone via email [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk).

## Services

Mains drainage, water, and electricity are installed and all charges for such services will be the responsibility of the tenant.

## EPC

The property has an energy rating of D.



## Terms

The accommodation is offered on a full repairing and insuring basis (FRI). The Council will insure the property, and the premium will be recoverable from the tenant. The tenant will be responsible for the contents and all other insurances.

## Rent

Offers in excess of £15,400 per annum exclusive of VAT and rates.

## Viewing

The property may be viewed by prior appointment with Seli McVittie [seli.mcvittie@edinburgh.gov.uk](mailto:seli.mcvittie@edinburgh.gov.uk)

## Fees

In accordance with the standard practice, each party will be responsible for their own fees and expenses in connection with the transaction, although the incoming occupier will be responsible for any LBTT (if applicable) and Registration dues.

## Details for Submitting Offers

- 1 Notes of interest should be registered with the Council's surveyor using the contact details above in order that interested parties may be advised of a closing date.
- 2 When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
- 3 It is the responsibility of the person submitting the offer to seek confirmation that their offer has been received by Corporate Property and it is recommended that this be done at least 24 hours prior to the closing date.
- 4 Offers should be received electronically via [offers@edinburgh.gov.uk](mailto:offers@edinburgh.gov.uk).
- 5 Offers must be submitted in accordance with the above instructions and failure to do so will result in offers not being accepted.
- 6 The Council does not bind itself to accept the highest or any offer.
- 7 Prior to submitting an offer you are strongly recommended to take appropriate professional advice.
- 8 The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.

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