

DM HALL

To Let

Class 1A Premises

**3 Millar Crescent,
Edinburgh,
EH10 5HN**



**45.98 SQ M
495 SQ FT**

Property Details

- Class 1A premises available on new FRI lease
- Located in highly established and well sought after Morningside district
- Suitable for all class 1A uses
- Benefits from bright, open-plan space with excellent display visibility
- Offers over £12,500 per annum (exc. of VAT)

LOCATION:

Morningside is an affluent and prestigious suburb in the Southside of Edinburgh, with Morningside Road acting as the main thoroughfare link between the city centre and the Edinburgh A702 Bypass. Morningside is one of the most popular secondary retailing locations within Edinburgh and is located approximately 2 miles from the city centre itself.

The premises itself at 3 Millar crescent is situated approximately 25 metres from the Morningside Road junction. Millar Crescent is a primarily residential street, but the premises is surrounded either side by similar commercial occupiers, with considerable array of further commercial occupiers located round the corner on Morningside Road itself.

DESCRIPTION:

The subjects comprise a ground floor class 1A premises contained as part of a larger 5 storey traditional stone built tenement building, surmounted by what we believe to be a flat roof with bituminous felt or similar type covering. The premises benefits from a full height display window with access to the unit taken to the left-hand side via a recessed entrance door.



Property Details

Internally, the premises offers bright and open plan sales accommodation to the front, with further sales/storage/treatment space located to the rear, where a single W/C compartment is also found.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Sales, staff, W/C	45.98	495

SERVICES:

We understand the premises to benefit from mains electricity, water and sewerage.

LEASE TERMS:

Our clients are seeking offers over £12,500 per annum on a new Full Repairing and Insuring lease for a term to be agreed.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,300 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

PROPOSAL:

All proposals to lease the premises should be directed towards the sole marketing agents on the below details.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSC

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

edinburghagency@dmhall.co.uk



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