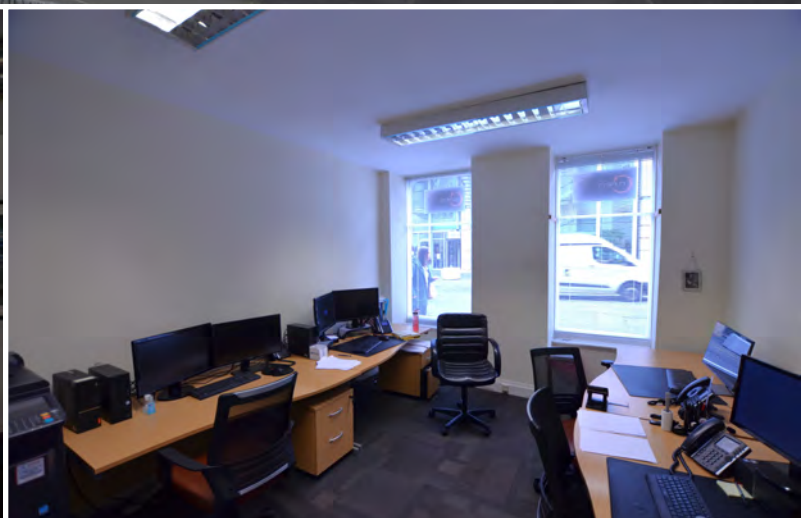




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 www.alliedsurveyorsscotland.com



TO LET

89-91 Morrison Street, Edinburgh, EH3 8BU

- ✔ Self-contained office premises in the heart of Edinburgh's Exchange District
- ✔ Situated directly opposite the Edinburgh International Conference Centre
 - ✔ Close to wide range of local amenities
 - ✔ Available from mid-December 2023
 - ✔ Approximately 72.98 sq m (785 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Morrison Street is located in Edinburgh's financial district and is less than a mile south of Princes Street. Haymarket Station is within comfortable walking distance.

The property is located on the south side of Morrison Street, directly opposite the Edinburgh International Conference Centre, close to its junction with Gardener's Crescent.

The surrounding area is predominately commercial in nature with occupiers including Point A. Hotel, The Daquiri Restaurant, Slice of Greece and Pret A Manger.

Multi-storey car parking is available on nearby Sample Street whilst there is metered parking on Gardener's Crescent.

DESCRIPTION

The subjects comprise self-contained office premises forming the ground floor of a traditional five storey tenement building contained beneath a pitched and slated roof.

Internally, a large reception area leads through to a central corridor off which there are four offices, three to the rear of the property and one to the front. There is a small kitchen, store and toilet facilities including one which is DDA compliant. The entrance to the office is flat and level with no step benefitting public wheelchair access.

Lighting is ceiling mounted fluorescent fittings set within a suspended ceiling grid with carpet floor coverings. Heating is by wall mounted electric radiators.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

72.98 sq m (785 sq ft)

RENT

Our client is seeking rental offers over £18,500 per annum to grant a new lease.

LEASE TERMS

The premises are available for let from mid-December 2023 on full repairing and insuring terms for a period to be negotiated.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £14,900 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is E.

A copy of the recommendation report is available on request.

LEGAL COSTS

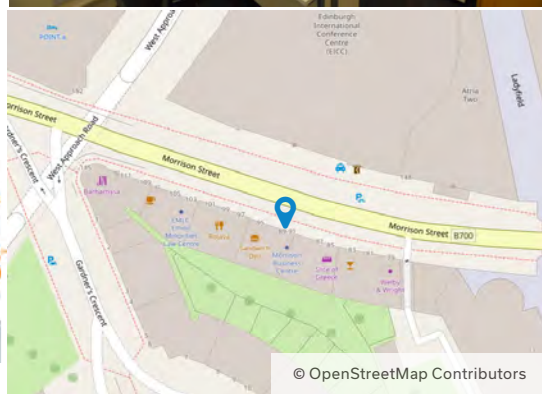
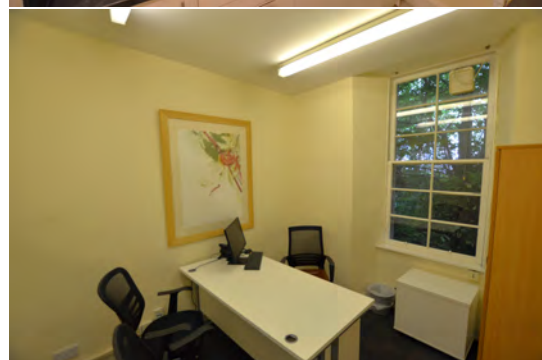
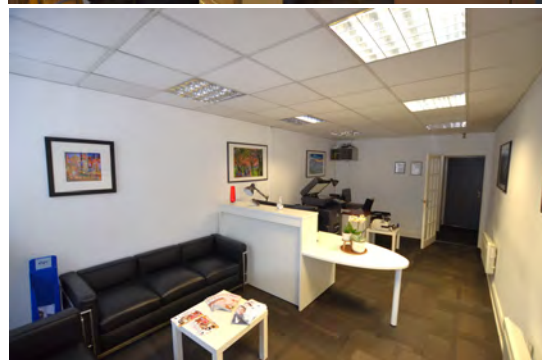
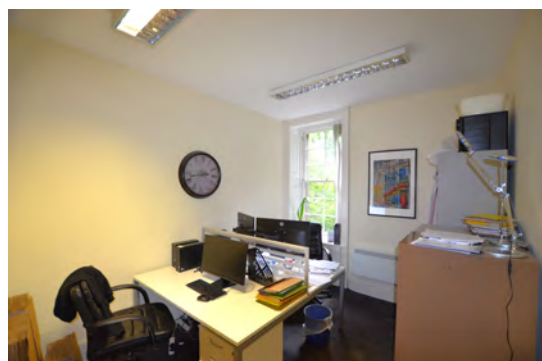
Each party shall bear their own legal costs with the eventual purchaser liable for any LBTT and Registration Dues.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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