



### Retail Unit To Let Eligible for 100% business rates relief

**Ground: 596 sq ft**  
**Rent: Offers over £12,000 pa**

#### Location

Morrison Street is a busy vehicular route towards the south west of Edinburgh City Centre. The subjects are situated on the east side of Morrison Street adjacent to the Edinburgh International Conference Centre. The property sits in an established retail and leisure area with excellent access to public transport. The property benefits from strong pedestrian flow due to the subject's proximity to the finance and banking centre of the city. The location is in close proximity to Haymarket train station and Edinburgh City Centre. Nearby national and local retailers include [Puregym](#), [Co-op](#), [Odeon](#), [Pure Electric Bike Shop](#), [Sainsburys](#) and [Point A Hotel](#).

#### Accommodation

The premises are arranged over ground floor only and comprise the following approximate net internal area:

Ground Floor: [596 sq ft / 55.43 sqm](#)

## Lease

The premises are available by way of a new FRI lease.

## Rent

Offers over **£12,000 per annum**.

## Rates

Rateable Value: **£9,200**

The premises qualify for 100% Business Rates Relief (no rates payable) under the Small Business Bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.

## Planning

The premises benefit from having **Class 1 consent**.

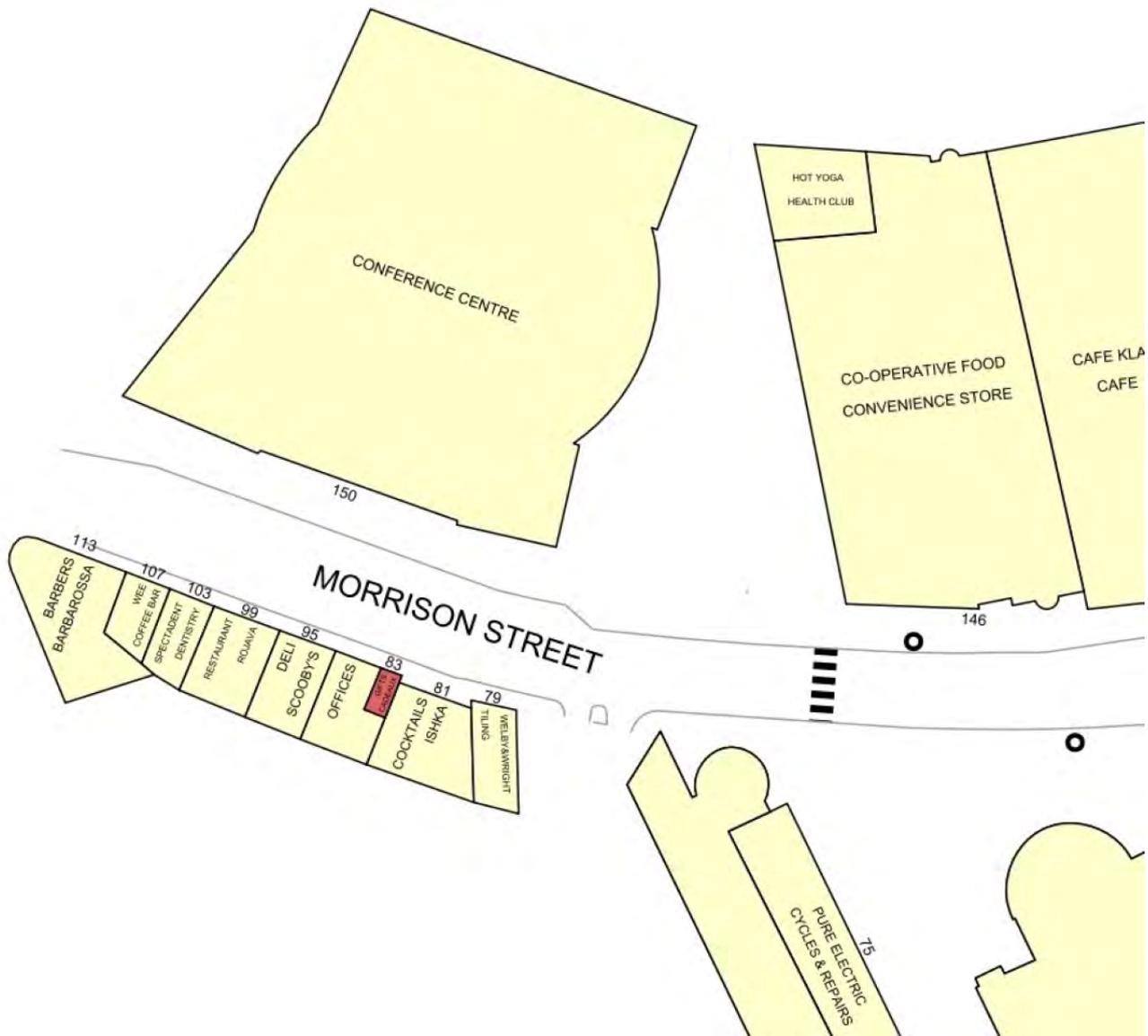
## EPC

EPC Report available on request.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. The purchaser will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.





### Viewing strictly by appointment through ORINSEN

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