

GUIDE PRICE
£350,000+

BIDDING DEPOSIT
£6,000

DIGITAL AUCTION DATE
7th April 2021



BY ORDER OF
**A Major Property
Company**



194-196 Morningside Road, Edinburgh, Scotland EH10 4TD

A heritable prominent ground floor retail unit totalling approximately
88.25 sq m (950 sq ft)

Bid1.

Property Summary

- Heritable ground floor retail unit
- Approximately 88.25 sq m (950 sq ft)
- Alternative use potential (subject to consents)
- Established retail parade
- Vacant possession

Location

Edinburgh is the capital city of Scotland and is the Country's second most populous city. It can be accessed via the A720 (The City of Edinburgh Bypass), which provides access to the M8, M9 and M90 motorways to the west. There several railway stations and numerous bus services serving the City and Edinburgh Airport lies about 8 miles to the west.

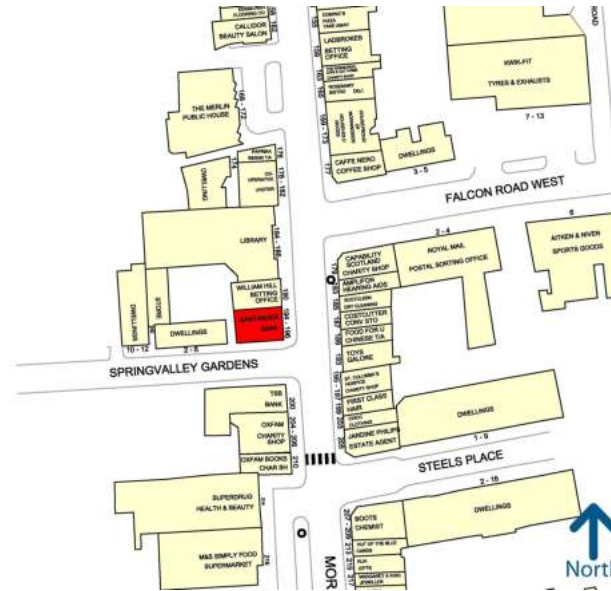
Morningside is a busy and affluent suburb of Edinburgh, lying approximately 2 miles south of the City Centre. Morningside Road forms part of the A702 and is one of the main routes in to the City Centre. The property forms part of an established retail parade on the west of the road at its junction with Springvalley Gardens. Nearby occupiers include Waitrose, Marks & Spencer, William Hill, Caffe Nero, Boots and Vision Express.

Description

The ground floor only of a larger four storey building of stone construction extending to approximately 88.25 sq m (950 sq ft). The premises formerly traded as a bank under Class 2 of the Use Classes Order (Scotland) 1997 and as such a change of use to Class 1 (retail) is permitted but prospective purchasers are advised to make their own enquiries of the Local Planning Authority. The premises benefit from a return frontage to Springvalley Gardens.

Tenure

Heritable (Scottish equivalent of freehold)



VAT

Please refer to the legal pack

EPC

Rating 75 Band E

Local Authority

The City of Edinburgh Council
0131 200 2000
www.edinburgh.gov.uk

Unit	Floor	Accommodation
194-196 Morningside Road	Ground	Internal width 7.90 m (25ft 9 in) Shop depth 13.31 m (43ft 7 in) Total area 88.25 sq m (950 sq ft)

The auctioneers have not measured the property. All floor areas have been provided by the vendor.

Note

The plan above is for identification purposes only and prospective purchasers are advised to refer to the title plan within the legal pack.

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