



# CLASS 3 LEASE AVAILABLE

135 Comiston Road, Edinburgh, EH10 6AQ



## Location

The unit is located at the southern end of Comiston Road in the affluent suburb of Morningside, 3 miles south of Edinburgh City Centre. Comiston Road is one of the main arterial routes to the city Centre with nearby operators including Keystore Express and Braidburn Launderette.

## Existing Lease Terms

The current FRI lease expires on October 31st, 2038, with a tenant only break in October 2026.

## Description

The unit comprises a well-presented 24 cover restaurant with full extraction. The premises is in turn-key condition with a fully fitted kitchen as well as additional storage space and male and female toilets.

## Passing Annual Rent

£17,680

## Premium

£30k

Planning  
Class 3

EPC  
On application.

Rateable Value  
£11,700

Approx Areas  
Ground Floor 701 sq ft





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### Anti Money Laundering

The money laundering, terrorist financing and transfer of funds (information of the payer) came into force in June 2017. This requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser (s) will need to provide as a minimum proof of identity and residence.

#### For viewings please contact:

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Property Agents

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