

# TO LET

## CLASS 1A PREMISES

Located in the heart of Edinburgh's  
Morningside District

Offers over £18,500 per annum

Benefits from high levels of footfall  
and vehicular passing traffic

Large glazed frontage suitable for  
excellent exposure and branding  
opportunities

Premises extend to 95.00 sqm (1,026  
sqft)

Suitable for a variety of occupiers  
subject to the necessary planning  
consents



WHAT 3 WORDS



136 COMISTON ROAD, EDINBURGH, EH10 5QN

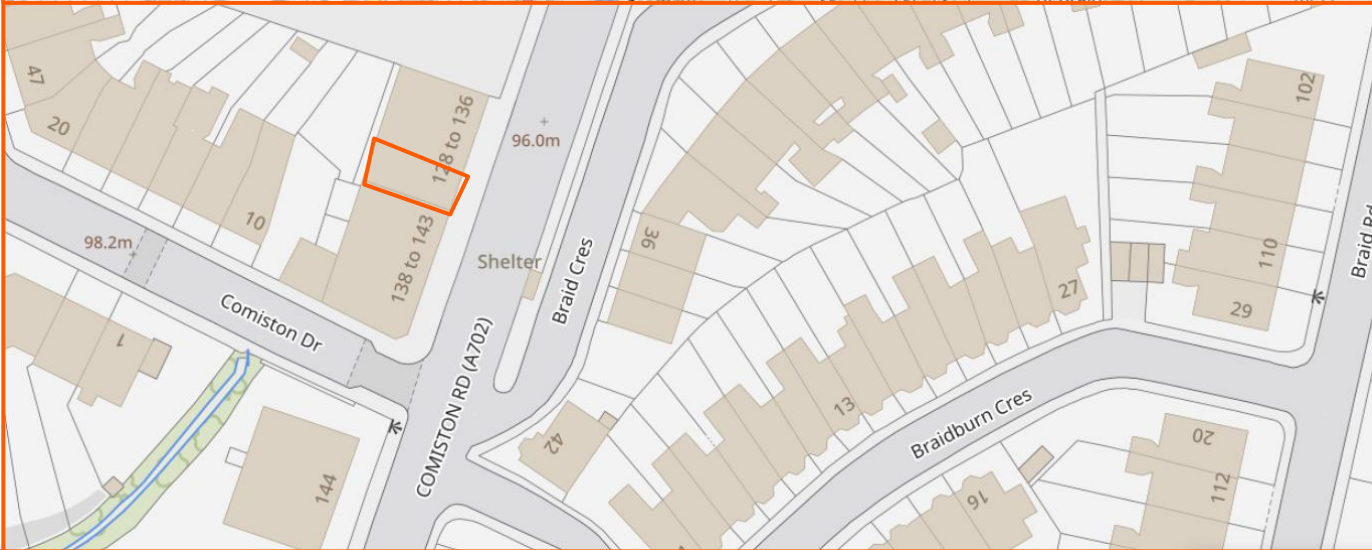
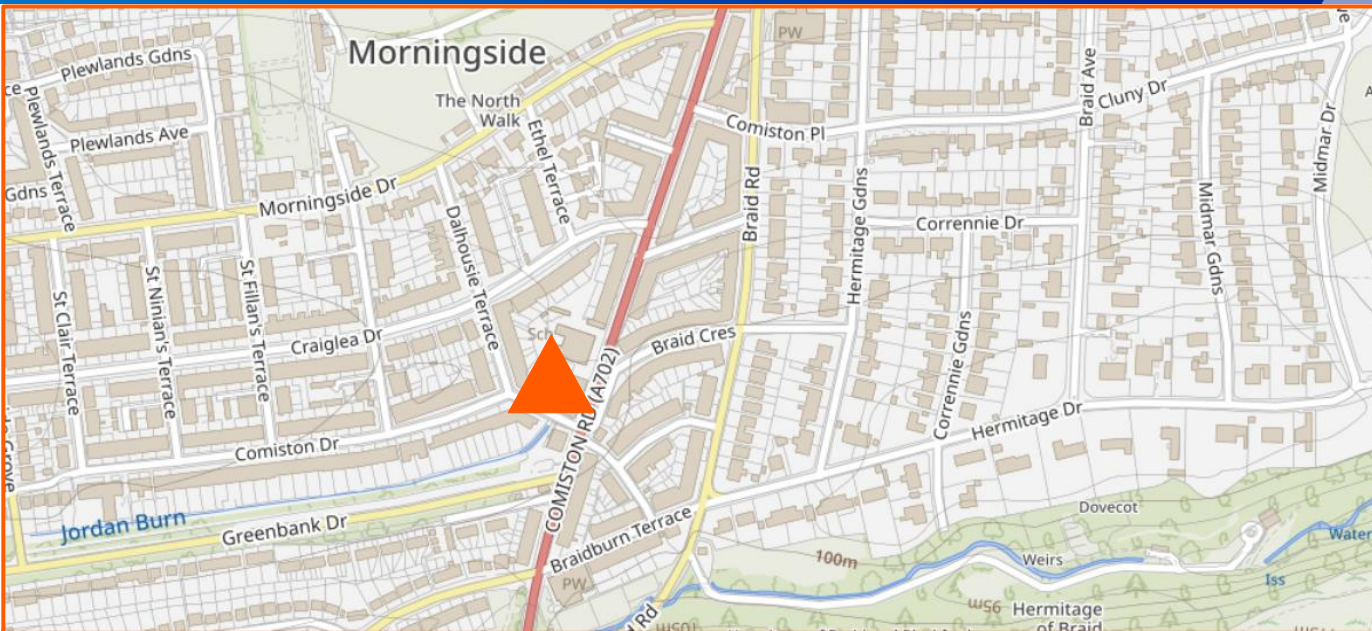
CONTACT: Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) | 0131 225 1234 | [shepherd.co.uk](http://shepherd.co.uk)  
Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk) | 0131 225 1234 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

136 COMISTON ROAD, EDINBURGH, EH10 5QN



## Location

The premises is prominently positioned on the west side of Comiston Road within the block bounded by Comiston Drive to the south and Craiglea Drive to the north within the highly desirable Morningside district of Edinburgh. Comiston Road (A702) is located approximately 2.5 miles south of Edinburgh's city centre and forms one of the main vehicular routes into the city centre from the south.

Morningside is a highly sought-after residential area, popular with both families and professionals, making it a highly desirable location for both residential and commercial occupiers. The area benefits from excellent transport links, including numerous Lothian Bus routes as well as high levels of footfall.

The subject is situated on a popular secondary parade, home to a mix of respected local tenants including Margiotta, Animac Vet, Morningside School of Music and LA Hair Solutions.

Rarely available leasehold opportunity



Virtual Tour



# Description

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## Description

The subjects comprises of a well-presented Class 1A premises arranged over the ground and basement floors of a four-storey tenement building. The property benefits from a large glazed frontage, allowing natural light to flow throughout the premises, as well as offering excellent branding opportunity.

Previously a carpet showroom, the property benefits from a bright showroom area that leads through to the back shop and WC facilities. The basement provides additional storage and is accessed via a hatch in the open plan sales area. The flexible space is suitable for a variety of uses, including professional servicers, retail, office or café.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	63	683
Basement	32	343
<b>TOTAL</b>	<b>95</b>	<b>1,026</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plans

136 COMISTON ROAD, EDINBURGH, EH10 5QN





## Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

## Rent

Offers over £18,500 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £12,600 which will result in a rates payable of £941.22.

As of April 2026 the proposed rateable value is £14,800.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **March 2026**



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Emily Anderson**

[emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk)



**Hannah Barnett**

[hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk)

**Shepherd Chartered Surveyors**

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

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