

STATIONERY EXPRESS

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243A
MORNINGSIDE ROAD

EDINBURGH, EH10 4QU



McEwan Fraser Legal is delighted to present these freehold premises located on the ground floor of a five-storey stone-built tenement which we presume is covered with a slate pitched roof. We estimate that the building was constructed in the order of 120 years ago.

The shop frontage is of traditional stone with a painted finish and incorporates a reinforced laminated glass display window with entrance to one side which leads directly to the main internal sales area, with four steps that take you to the rear of the shop which incorporates a store as well as a rear office/staff room and a WC.

The property is connected to both the main water and electricity supply.

The property has an approximate Net Internal Area of 41.89 m² (446 ft²)

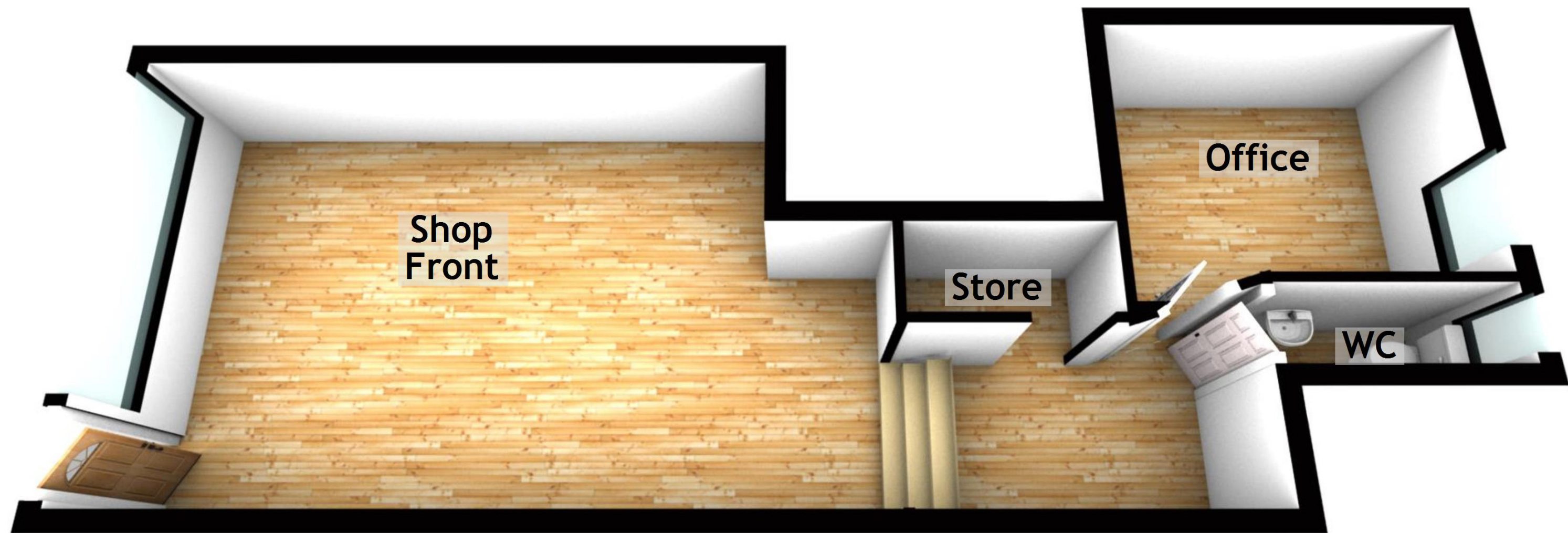
The current owners have successfully traded from these premises for the past 28 years.

Tenure: Freehold

Please note, the business can be available by separate negotiation.







Approximate Dimensions
(Taken from the widest point)

Shop Front	7.17m (23'6") x 4.24m (13'11")
Office	3.45m (11'4") x 2.58m (8'6")
WC	2.31m (7'7") x 0.75m (2'6")

Gross internal floor area (m²): 42m²
EPC Rating: TBC



This commercial shop premises is situated within a parade of shops on the very busy East side of Morningside Road between the junctions with Canaan Lane and Jordan Lane in the City of Edinburgh. This well established stationery shop is approximately two miles from the City Centre of Edinburgh and Morningside Road is recognised as a very popular secondary location with a good mix of commercial and residential users.

Morningside is a very popular and good quality residential district and has its own vibrant and thriving commercial centre which has a good mix of Retail, bars and restaurant businesses very popular with not only those residing in surrounding streets but also from other parts of the city who prefer to shop there rather than continue into the city centre. Being just a couple of miles from the main City Bypass it offers the potential new owners great potential to further expand this already well established and successful business.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
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Text and description
DIP MADAHAR
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer