Ryden

TO LET

CITY CENTRE OFFICE ACCOMMODATION

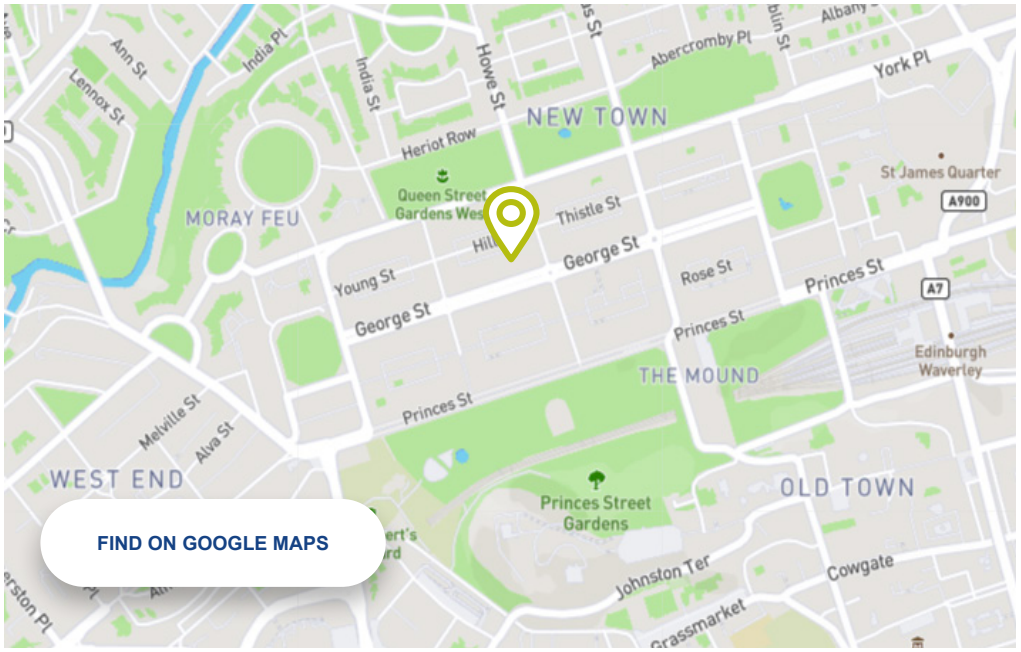
55 SQ M (595 SQ FT)



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6 HILL STREET
EDINBURGH
EH2 3JZ

- SECOND FLOOR OFFICE
- POTENTIALLY ELIGIBLE FOR 100% RATES RELIEF
- TRADITIONAL ACCOMMODATION WITH A MODERN SPECIFICATION
- THE PROPERTY ALSO BENEFITS FROM ON STREET PARKING OUTSIDE THE DOORSTEP





LOCATION

Hill Street is situated in the heard of Edinburgh City Centre, running parallel to George Street, between Castle Street and Frederick Street. Hill Street is a sought after location within teh New Town, with ease of access to the many restaurants, bars, cafes, and world class retailers that are situated on George Street, Princes Street ad the immediate surrounding environment. An excellent public transport network serves the property, with nearby Princes Street being one of the main arterial routes from which bus and tram access can be gained to all areas of the city. Waverley train station is approximately 10 minutes walking distance from the property. The property also benefits from on street parking available outside the doorstep.

TERMS

The second floor is available on a new lease for a period to be agreed at a rental of £20,700 pa, inclusive of utilities and a service charge.

DESCRIPTION

The subject is a modern office within traditional Georgian, Category A Listed townhouse. The suite has recently been redecorated and re-carpete, providing a bright and fresh finish. The accommodation offers traditional features throughout along with the following:

- Entry phone system
- Data cabling
- Gas central heating
- Storage cupboards
- Common kitchen / tea prep facilities
- Common Male and Female WC facilities

ACCOMMODATION

FLOOR	SQ FT	SQ M
2ND FLOOR	595	55

TERMS

The second floor is available on a new lease for a period to be agreed at a rental of £15,480 pa.

BUSINESS RATES

FLOOR	RATEABLE VALUE	RATES PAY-ABLE
2ND FLOOR	£8,500	£4,233

100% relief on rates payable via the Small Business Rates Relief Scheme is potentially available.

Interested parties are advised to contact the Local Assessor for confirmation of rates payable.

LEGAL COSTS

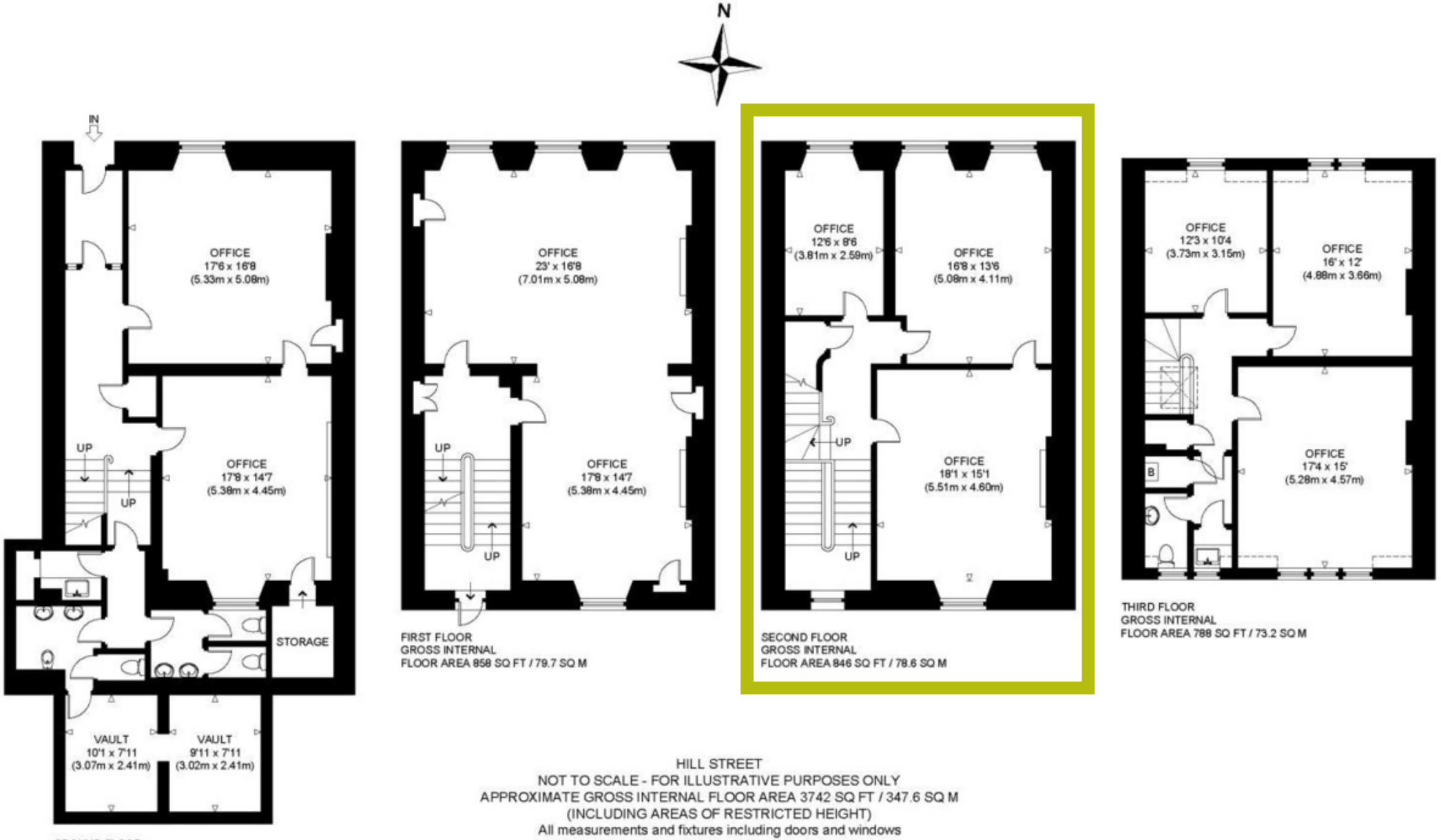
Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of F.

VAT

All figures are stated exclusive of VAT.



HILL STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3742 SQ FT / 347.6 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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(595 SQ FT)



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EH2 3JZ

GET IN TOUCH

Please get in touch with our letting agent for more details.

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