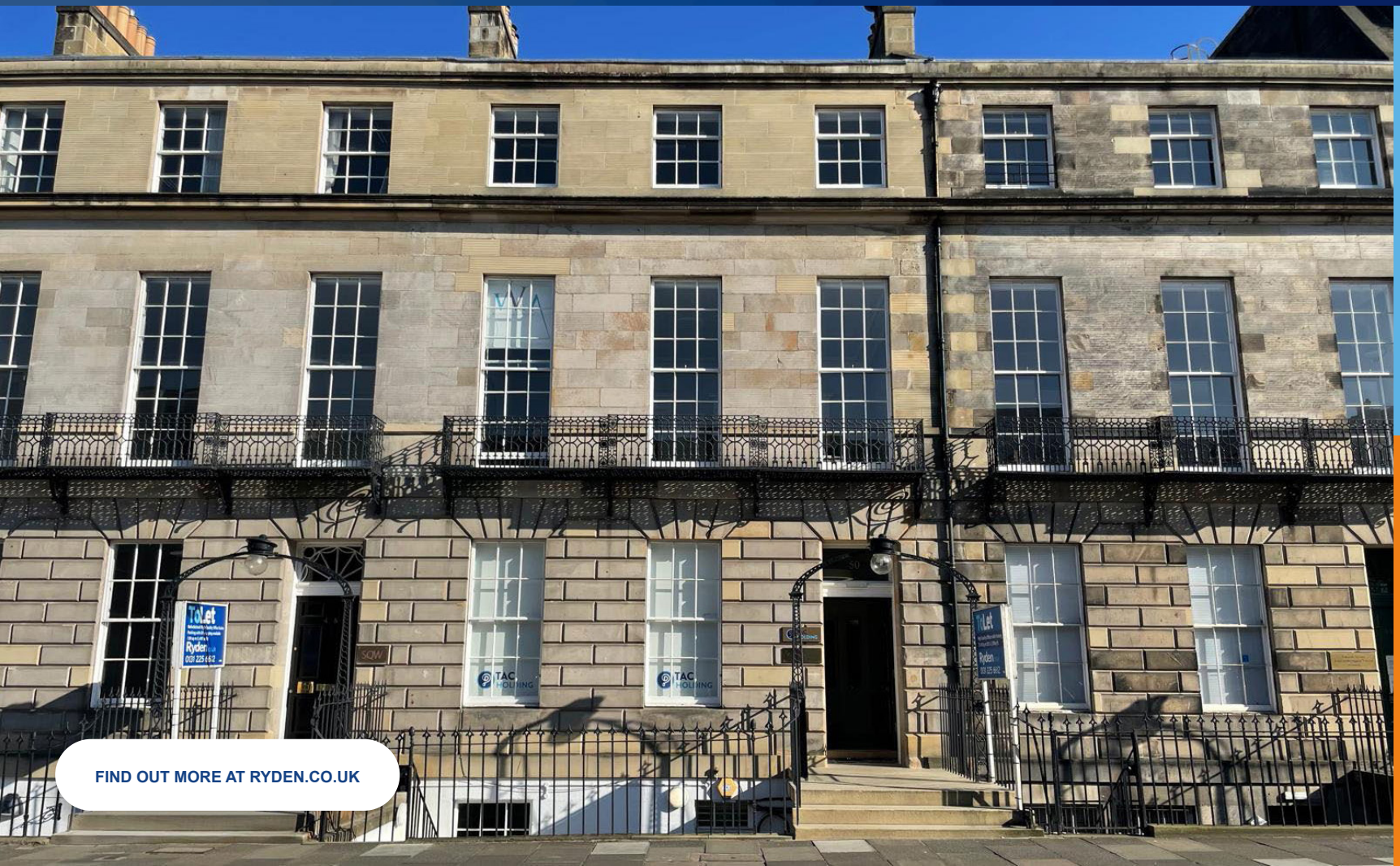
Ryden

TO LET

REFURBISHED TOWNHOUSE LOWER GROUND FLOOR

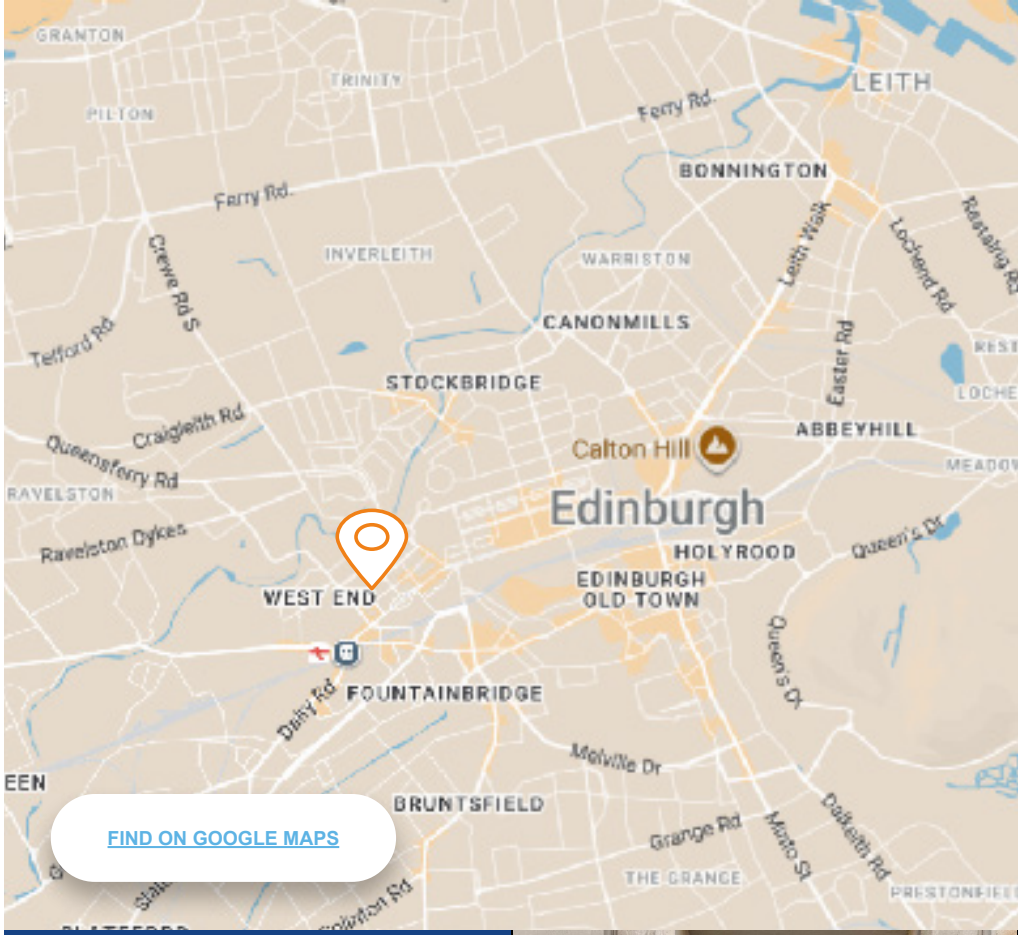
70 SQ M (751 SQ FT)



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50 MELVILLE STREET
EDINBURGH
EH3 7HF

- HIGH QUALITY REFURBISHED TOWNHOUSE BUILDING
- PRIME LOCATION IN THE HEART OF THE CITY CENTRE
- FLEXIBLE LEASE TERMS AVAILABLE



EXCELLENT OPPORTUNITY IN SOUGHT AFTER LOCATION

70 SQ M (751 SQ FT)



LOCATION

The premises are located on the prestigious Melville Street in Edinburgh's West End, one of the prime commercial districts in the heart of the city centre. The location benefits from all main city centre amenities and is within easy walking distance of Edinburgh's main retail thoroughfares, George Street and Princes Street. In addition, the property is close to public car parking and benefits from excellent transport links, with close proximity to main bus routes, Edinburgh Tram route, and both Waverley and Haymarket train stations within walking distance.

DESCRIPTION

The subjects comprise basement floor accommodation within a traditional Georgian, Category A Listed townhouse building. The accommodation benefits from:

- Gas central heating
- WC and tea-prep facilities
- Entryphone system
- Alarm system

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
BASEMENT	70	751
TOTAL	70	751

TERMS

Flexible terms are available at £16,522 per annum.

Further information on service charge, and lease duration is available on request from the sole letting agent.

BUSINESS RATES

We have been advised the cumulative Rateable Value is £11,100, resulting in Rates Payable of £5,340.

Interested parties are advised to make their own enquiries with the local Assessors Department regarding the rateable value and rates payable.

An occupier may be eligible for rates relief via the Small Business Bonus Scheme.

EPC

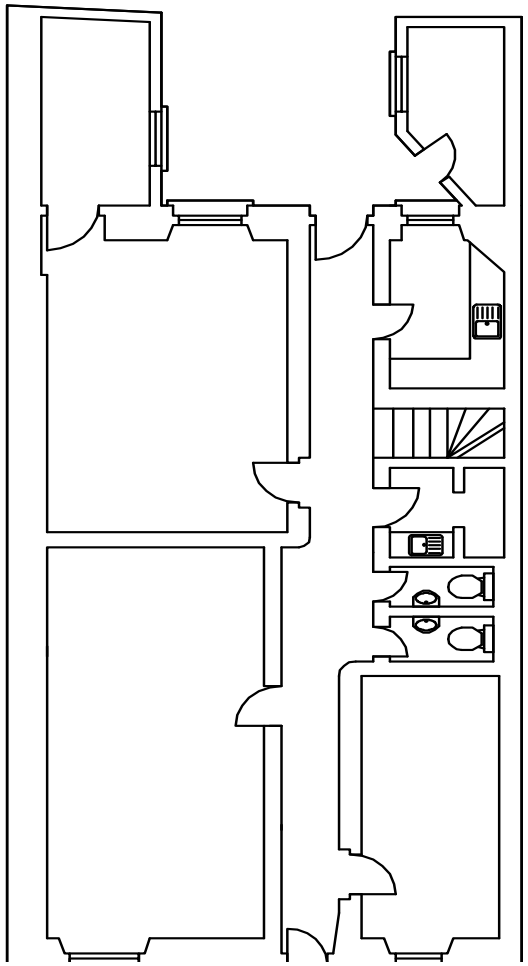
The Property has an EPC rating of C.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

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.









TO LET

REFURBISHED TOWNHOUSE LOWER GROUND FLOOR

70 SQ M
(751 SQ FT)



50 MELVILLE STREET
EDINBURGH
EH3 7HF

GET IN TOUCH

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

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