

# TO LET

## OFFICE SPACE

994 sq ft (92.31 sq m)

17 Hart Street, Edinburgh, EH1 3RN



- **Self-contained office accommodation**
- **Cellular layout**
- **Excellent public transport links**
- **Refurbished**
- **No VAT charged on rent**

### LOCATION

The subjects are located at the eastern end of Edinburgh's New Town in the Broughton district. More specifically, they are situated at the north end of Hart Street accessed off Forth Street and Broughton

Place. A short walk from the York Place Tram Halt and Edinburgh Bus Station. There are excellent amenities nearby on Broughton Street, including a range of bars, restaurants and local shops.

## DESCRIPTION

The subjects comprise of the ground and first floors of a 4 storey traditional Georgian sandstone townhouse.

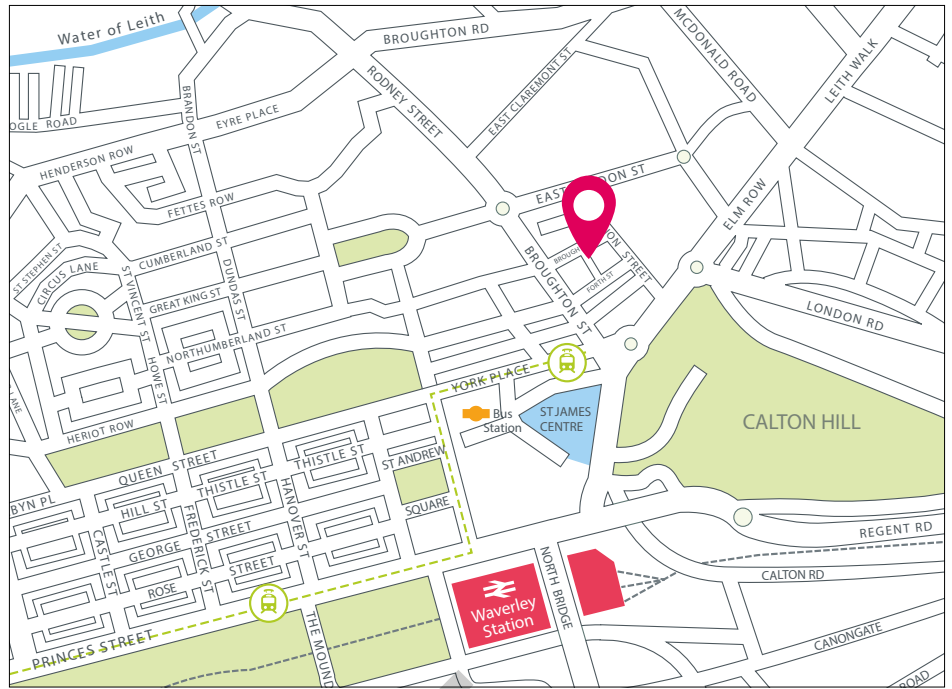
The office benefits from;

- Self contained access
- WC facilities on the ground floor
- Electric panel heating
- Refurbished windows
- Pendant lighting
- EPC rating: G

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area extends to approximately:

Ground Floor	42.89 sq m	462 sq ft
First Floor	49.42 sq m	532 sq ft
<b>TOTAL</b>	<b>92.31 sq m</b>	<b>994 sq ft</b>



## LEASE TERMS

Our clients are seeking to let this property on a full repairing lease for a term to be agreed.

## RENT

Available on request.

## RATEABLE VALUE

The property is entered in the Valuation Roll with rateable values as follows:

Ground Floor:	£5,000
First Floor:	£5,600

As such ingoing occupiers may benefit from up to 100% small business rates relief.

## LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, LBTT and any other expenses.

## VAT

The property is not VAT elected, as such VAT will not be charged on the rent.

## ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.

## VIEWING

For further information or to arrange a viewing, please contact the sole letting agents:

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