



TO LET

- > **1,146 SQ FT**
- > **REFURBISHED**
- > **WEST END LOCATION**
- > **FLEXIBLE TERMS AVAILABLE**

Location

Drumseugh Toll sits on Belford Road in Edinburgh's West End. The property is a short walk from Melville Street and Charlotte Square. It is 10 minutes walk from Haymarket railway station and there are many amenities such as restaurants, bars and coffee shops in very close proximity.

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**Cellular office of
neo-Jacobean style
in excellent condition**

Description

A self contained cellular office of neo-Jacobean style in excellent condition benefiting from original ornate features and fantastic views. The specification of the property includes:

- Cat 5 Cabling
- Cat 2 and modern halogen lighting
- Burglar and Fire Alarms
- Door Entry System
- Male and Female WC's
- Fitted Tea Prep area
- EPC: TBC
- Private balcony

Accommodation

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

| SQ M | SQ FT |
|-------|-------|
| 106.5 | 1,146 |

Lease Terms

Our clients are seeking to let this property in whole or in part on full repairing and insuring terms.

Rent

Available on request.

Rateable Value

We have been advised by the Local Assessors that the subjects have a current rateable value of:

| 2 Belford Road | |
|----------------|--------|
| Room A | £6,100 |
| Room B | £3,650 |
| Room C | £5,000 |

As the rooms are rated separately, an in on going occupier may be eligible to apply for up to 100% small business rates relief on each room.

Legal Costs

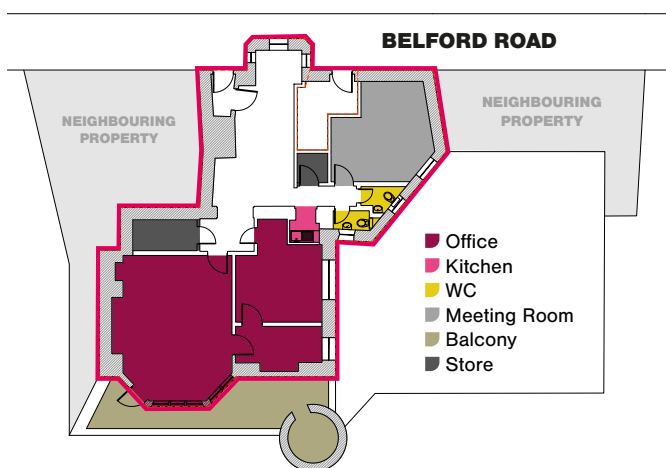
Each party shall be responsible for their own reasonable incurred costs; however, the ingoing party shall be responsible for any registration dues, land and buildings transaction and any other expenses.

VAT

All prices premiums etc are quoted exclusive of VAT.

Entry

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



Viewing & Further Information

By contacting the sole agents:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only 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 but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. **December 2022**

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