



TO LET

- > **ENTIRE TOWN HOUSE**
- > **EXCELLENT WEST END LOCATION**
- > **4 PARKING SPACES**
- > **ELECTRIC CAR CHARGING**
- > **FURNITURE AVAILABLE**

Location

Melville Street is situated within a 3 minute walk of Charlotte Square and the West End of Princes Street. It is also enviably located for access to public transport with the nearest tram stop only a 2-minute walk providing regular services to Edinburgh Airport, making it an ideal location for office occupiers. There are also regular bus services within the immediate vicinity providing access to all parts of the city. Haymarket railway station is a short distance away linking Edinburgh with local and national rail services.

The properties are located in the heart of the West End, which offers a wide range of shops, bars, boutiques, cafes and restaurants.

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Description

The subjects comprise a 4 storey traditional sandstone townhouse. The main rooms on each floor interconnect enabling more of an open plan feel. The offices benefit from:

- Cat 5 cabling
- Gas fired heating
- Intruder alarm
- Good natural daylight
- Kitchen and WC facilities on every floor
- 4 parking spaces to the rear
- Electric Car Charging
- EPC rating: C+
- Shower facilities.

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:

	SQ M	SQ FT
Lower Ground Floor	66.59	717
Ground Floor	56.59	613
First Floor	65.26	702
Second Floor	67.62	728
TOTAL	256	2,760

Lease Terms

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

Rent

Available on request.

Rateable Value

We have been advised by the Local Assessors that the subjects have a current rateable values of: **£51,800**. This provides an annual rate bill in the region of **£26,470** pa.

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 elected for VAT which will be payable on all outgoings

Entry

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



Viewing & Further Information

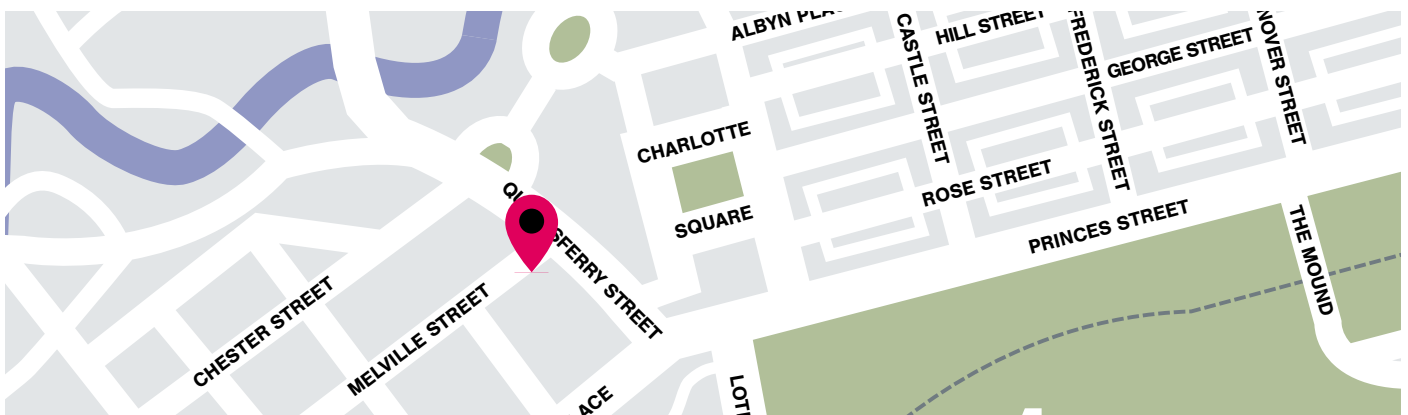
By contacting the sole agents:

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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. **May 2023**

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