

TO LET OFFICE

Ryden

- HIGH QUALITY REFURBISHED TOWNHOUSE BUILDING
- DEDICATED CAR PARKING AVAILABLE



**2ND FLOOR, 50 MELVILLE
STREET EDINBURGH, EH3
7HF**

812

SQUARE FEET

75

SQUARE METRES

GET IN TOUCH

CONTACT Iain Taylor / Kyle Wright

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Viewing is strictly by arrangement with the sole letting agent

EDINBURGH

7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk



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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 second 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 property provides the following available accommodation as measured on a Net Internal basis:

Second Floor	75 sq m	812 sq ft
TOTAL	75 sq m	812sq ft

CAR PARKING

Car parking spaces to the rear of the property are available (additional cost).

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TERMS

A new Full Repairing and Insuring lease is available and further information on request from the sole letting agent.

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.

BUSINESS RATES

We have been advised by the local Assessors Department that the current cumulative rateable value is £12,850 with rates payable (2022/2023) of c.£6,371. An occupier may be eligible for 100% rates relief via the Small Business Rates Relief Scheme.

VAT

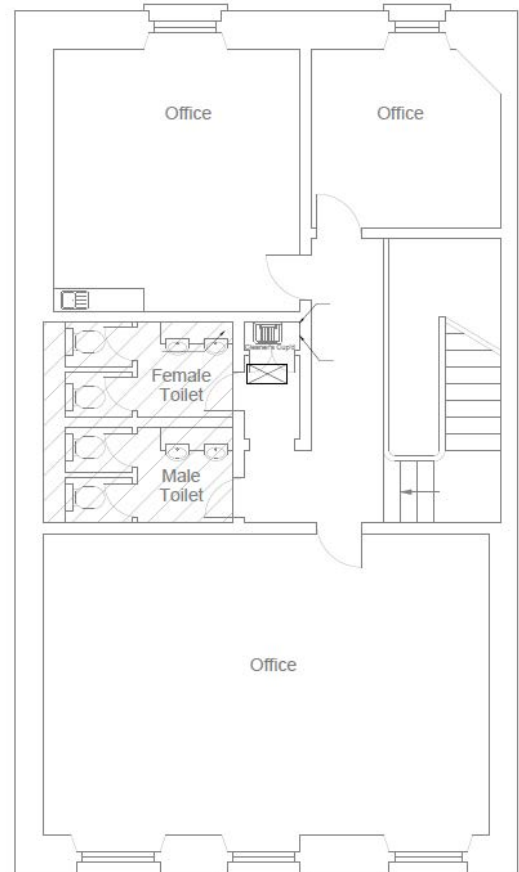
All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

ENTRY

The current lease at the property expires in February 2022 but earlier access may be available by negotiation.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC "D" rating.



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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. May 2022