

FOR SALE

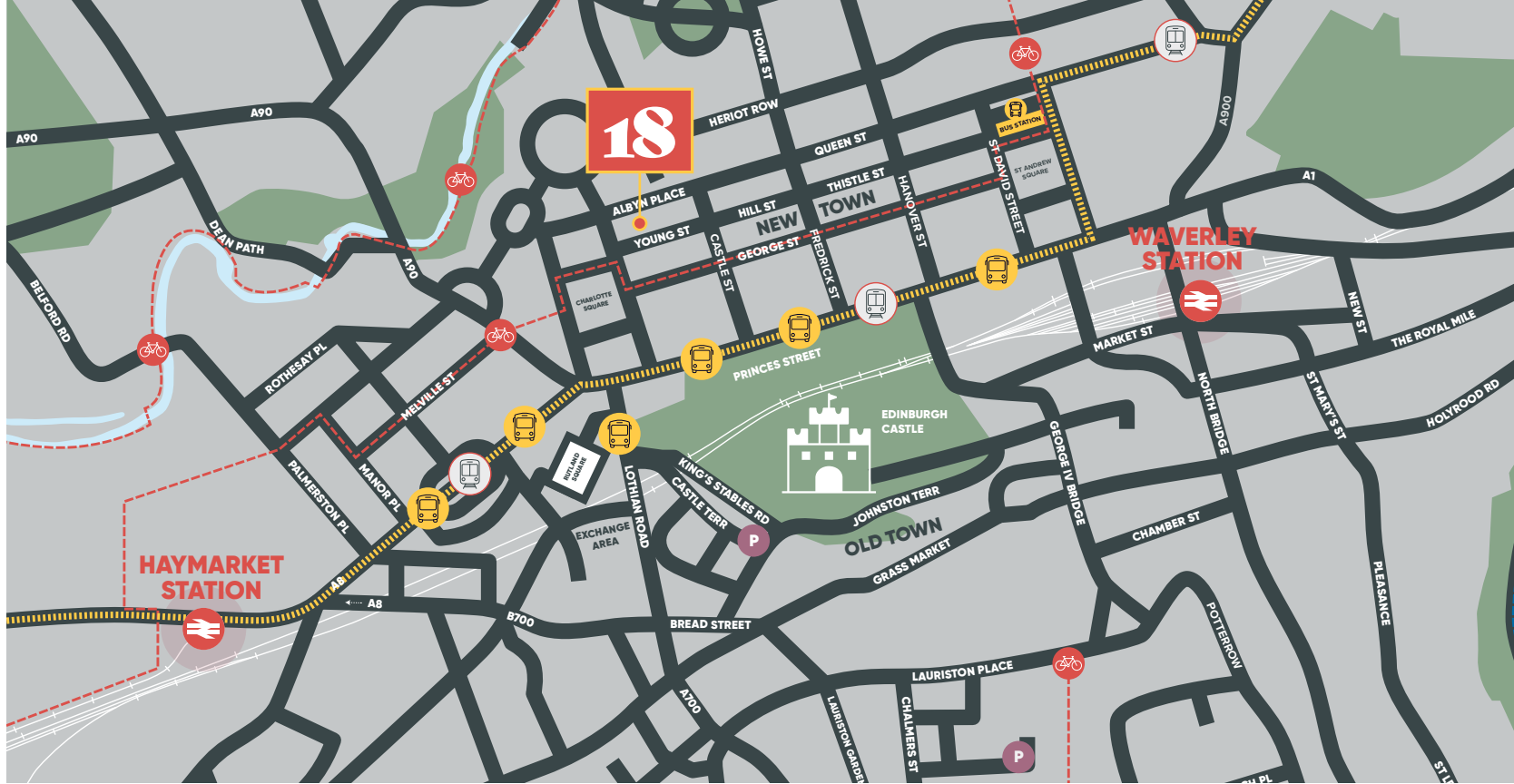
18

YOUNG STREET

CHARLOTTE HOUSE  
EDINBURGH | EH2 4JB

Full Town House available  
with Edinburgh City Centre.

Heritable Interest with short term income



## TRAVEL TIMES

LOCATION	BY FOOT (MINS)	BY BIKE (MINS)
Nearest Tram Stop (regular services to Edinburgh Airport)	8	4
Nearest Bus Stop	4	2
Edinburgh's West End	6	4
Haymarket Train Station	19	8
Princes Street	8	4
EICC	16	7
Edinburgh Bus Station	15	8
Edinburgh Waverley Train Station	17	6

## LOCATION

Charlotte House is ideally positioned in the heart of Edinburgh's city centre, a short distance from the city's best cafes, restaurants, hotels and retailers on George Street and Princes Street and the immediate surrounding environment.

Situated within the New Town, Young Street runs parallel to both George Street and Queen street and is located on the west side of the Golden Rectangle, situated between Charlotte Square and Castle Street. Public transport connections are excellent with easy access to bus and tram routes on Princess Street and both Waverley and Haymarket Train Stations are within a 17-19 minutes walk of the property.

On street metered car parking is available outside the doorstep and on the streets adjoining the subjects and is close to Edinburgh's extended cycle network.

Close to the premises are Serviced apartments, Nexus serviced offices and both the Oxford and Cambridge bars.

Commercial office occupiers within the vicinity include Scottish Government, Baxters Food Group Ltd, Dickson Minto WS, Murray Beith Murray, Postcode Lottery, Hampden & Co and RICS.

**“Public transport connections are excellent with easy access to bus and tram routes”**

# DESCRIPTION

The subjects are situated over lower ground, ground, first and second floors within a traditional Georgian townhouse building. The building is a category A listed building dating from 1806 by John Young.

The building has been decorated to a high standard and benefits internally from the following;



Gas central heating



Feature lighting



Carpet covered offices



Kitchen / tea prep facilities



Entry-phone system and intruder alarm



Meeting rooms



Broadband facilities



Male and Female WC's

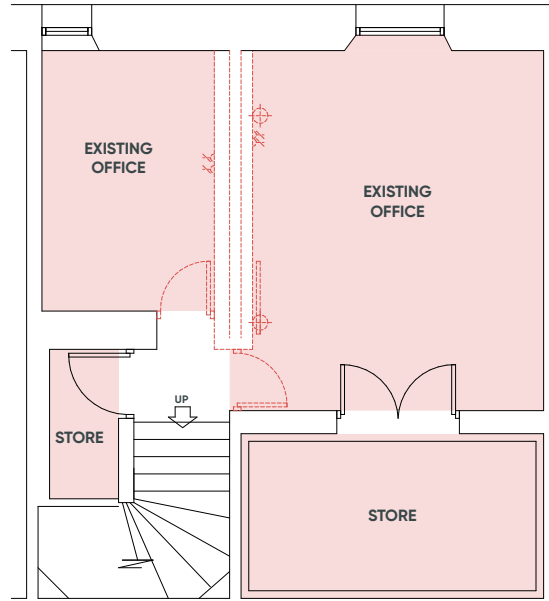
Some of the office rooms are currently leased on various flexible licence agreements with the second floor currently available for immediate occupation. Further details available from the agents.



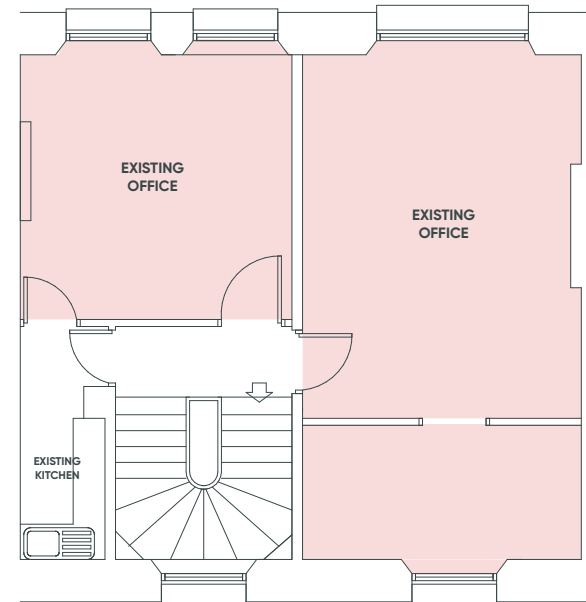
# ACCOMMODATION

	Size (sq m)	Size (sq ft)
<b>LOWER GROUND</b>		
Front Right	7.55	81
Front Left	26	278
Store / Server Cupboard	1.44	15
<b>Basement Total</b>	<b>35</b>	<b>375</b>
<b>GROUND FLOOR</b>		
Front Right	8.56	99
Front Left	31.4	338
<b>Ground Floor Total</b>	<b>40</b>	<b>430</b>
<b>FIRST FLOOR</b>		
Front Right	15	162
Front Left	30.55	329
Kitchen	4	46
<b>First Floor Total</b>	<b>50</b>	<b>538</b>
<b>SECOND FLOOR</b>		
Office	28	303
<b>Second Floor Total</b>	<b>28</b>	<b>303</b>
<b>Total Floor Area</b>	<b>153</b>	<b>1,646</b>

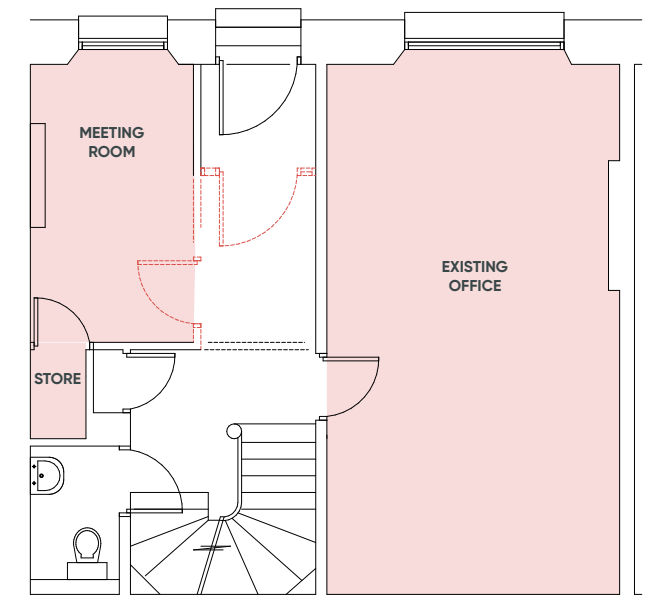
## BASEMENT FLOOR



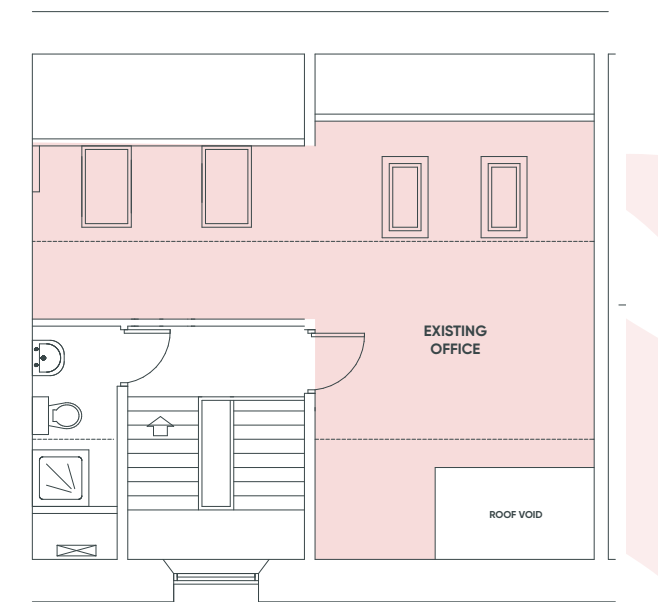
## FIRST FLOOR

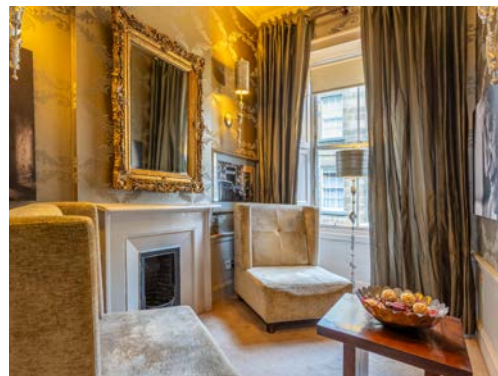


## GROUND FLOOR



## SECOND FLOOR





**“Decorated  
to a high  
standard”**

## EPC

Available upon request.

## PRICING

The heritable interest in the whole town house property is available.

Given the ongoing market conditions, this type of asset will appeal to not only owner occupiers but also developers or private parties looking to convert into residential or continue with office use.

It is likely that a closing date for offers will materialise quickly and all parties should note the interest quickly with the selling agents.

For an indication of pricing please contact the selling agent.

## VAT

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

## RATING

The premises have separate entries for each floor/occupier as stated within the Lothian Valuation Joint Board. For further information please visit [www.saa.gov.uk](http://www.saa.gov.uk).

## ENTRY

Immediate entry is available upon completion of missives.

## LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable.

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# VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole selling agent.

**Kyle Wright**

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# Ryden

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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. March 2024.

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