

TO LET

Entire Townhouse

13 Melville Street
Edinburgh EH3 7PE

3,682 sq ft (342 sq m)



LOCATION

The subjects are located on the west side of Melville Street in the heart of Edinburgh's West End. Melville Street is within close proximity to excellent facilities and amenities with many bars, restaurants and shops all within walking distance.

There are excellent transport links in the area with Haymarket Station a short 10 minute walk away and there are numerous bus stops and a tram stop within close proximity. Nearby occupiers include Johnston Carmichael, Oberlanders, Eversheds and Melville Independent Plc

DESCRIPTION

The subjects comprise an entire townhouse planned over Lower Ground, Ground, 1st and 2nd floors.

The accommodation was refurbished to an excellent standard and benefits from the following specification:

- Gas fired central heating
- A mixture of perimeter and under floor trunking
- Cat 5E cabling
- Feature strip lighting
- Tea preparation facilities on Lower Ground and 2nd Floors
- Shower facility
- WC's on Lower Ground and 2nd Floors
- Entry phone system
- 5 secure car parking spaces

ACCOMMODATION

The accommodation extends to the following approximate net internal areas:

Lower Ground Floor	808 sq ft	(75.07 sq m)
Ground Floor	955 sq ft	(88.72 sq m)
1st Floor	970 sq ft	(90.12 sq m)
2nd Floor	930 sq ft	(86.40 sq m)
Storage	19 sq ft	(1.77 sq m)
Total	3,682 sq ft	(342.08 sq m)

LEASE TERMS

Our client currently has a full repairing and insuring lease which expires January 2025 subject to a tenant only break option in January 2021. Our client's preference is to assign their lease or agree a sublease until January 2021.

Alternatively the landlord has indicated they would consider altering the lease term to suit specific requirements.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£70,100**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49.2p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£34,489**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction, although the ingoing tenant shall be responsible for Land and Buildings Transaction Tax (LBTT), landlord's costs, registration dues and any VAT applicable.

DATE OF ENTRY

By arrangement.

VIEWING

Strictly by prior arrangement with the sole letting agents Eric Young & Co - 0131 226 2641.

Neil McConnachie
0131 558 5104
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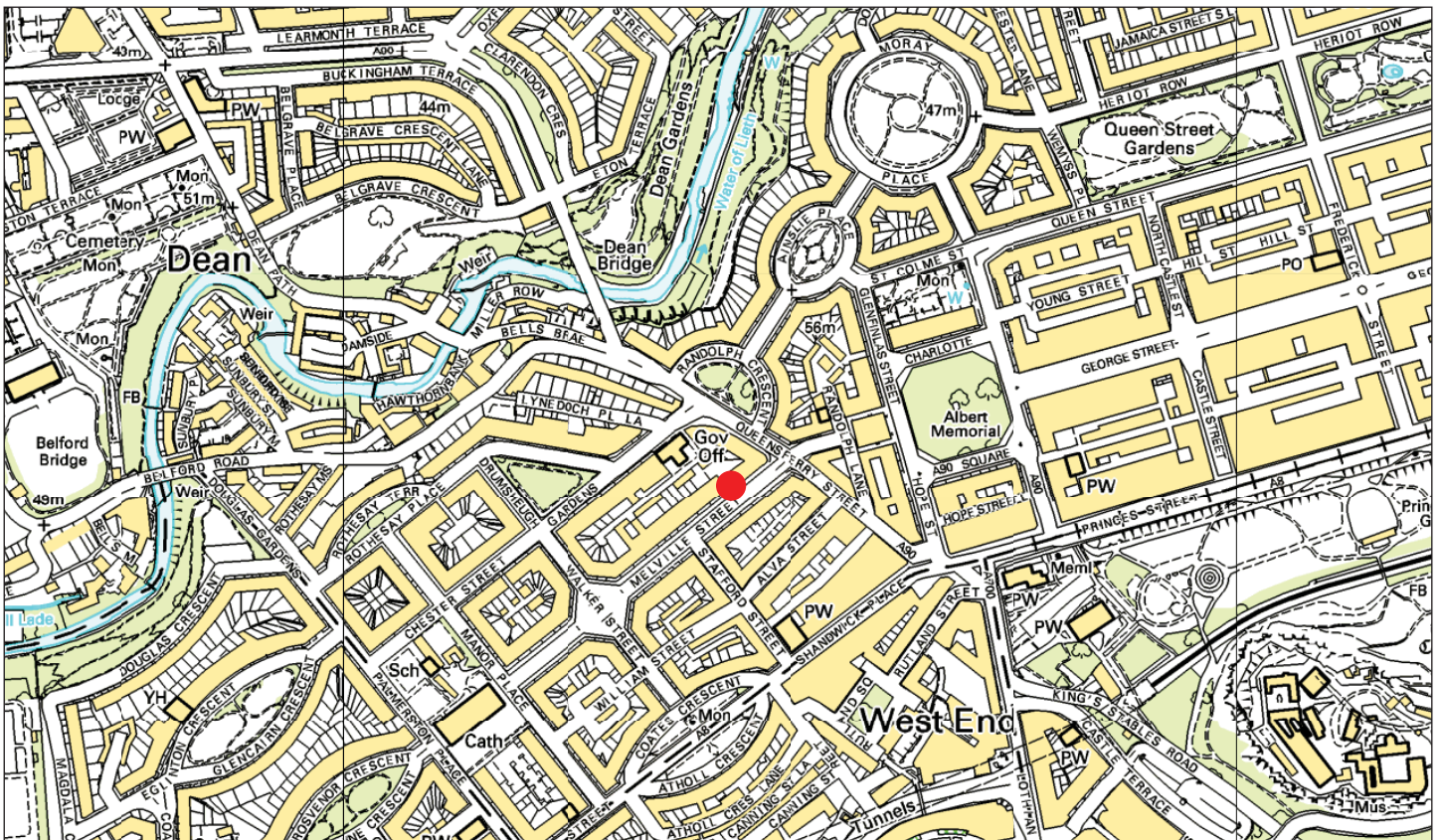




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KAB/JH/ED3207

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