PRELIMINARY DETAILS

TO LET

23 Alva Street
Edinburgh EH2 4PS

- Entire townhouse
- 3,058 sq ft
- 4 car parking spaces
- Currently undergoing comprehensive refubishment

Location

23 Alva Street is located on the south side of Alva Street in the heart of Edinburgh's West End. Alva Street provides an established office location within close proximity to the excellent amenities that complement Princes Street, Lothian Road and Shandwick Place. Numerous buses service the location and the West End tram halt located on Coates Crescent is 2 minutues walk away while Haymarket railway station is within easy walking distance. Nearby occupiers include Johnston Carmichael, Eversheds, St James Place Wealth Management and Oberlanders Architects.

Description

23 Alva Street comprises a self contained, mid terraced, Georgian townhouse of stone and slate construction over lower ground, ground and two upper floors. The premises are about to undergo a comprehensive refurbishment and will benefit from:-

- New decoration throughout
- Newly carpeted
- Gas fired central heating
- Cat 5E voice/data cabling
- Kitchen & T-prep facilities on Lower Ground and 1st floors
- Mixture of perimeter and under floor trunking
- Shower facilities
- Globe feature LED lighting
- 4 car parking spaces to the rear

Accommodation

The property provides the following approximate net internal areas:

Lower Ground Floor	676 sq ft	(62.84 sq m)
Ground Floor	753 sq ft	(69.92 sq m)
First Floor	774 sq ft	(71.89 sq m)
Second Floor	757 sq ft	(70.31 sq m)
Tea Prep	38 sq ft	(3.54 sq m)
Storage	60 sq ft	(5.59 sq m)
Total	**3,058 sq ft**	**(283.82 sqm)**

Lease

The accommodation is available on a new full repairing and insuring lease for a term to be agreed. Details of the quoting rent are available from the sole letting agent.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£49,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£24,255**.

Energy Performance Certificate

EPC Rating = C

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

Waverley Gate
2-4 Waterloo Place
Edinburgh EH1 3EG

ericyoung&co

0131 226 2641
www.eyco.co.uk

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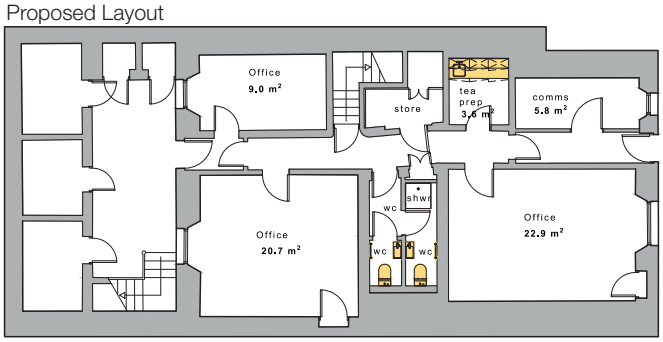
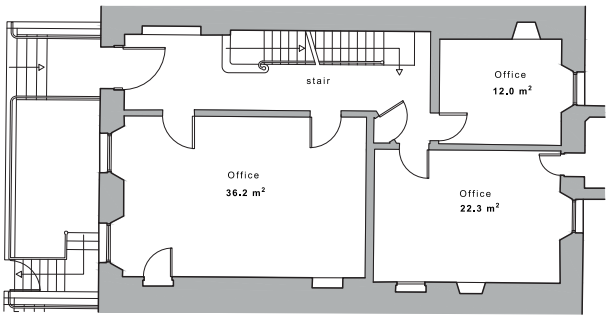
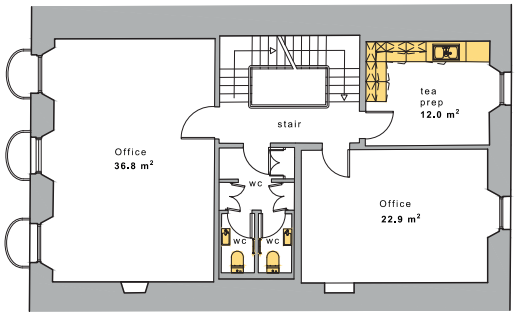
Proposed Layout



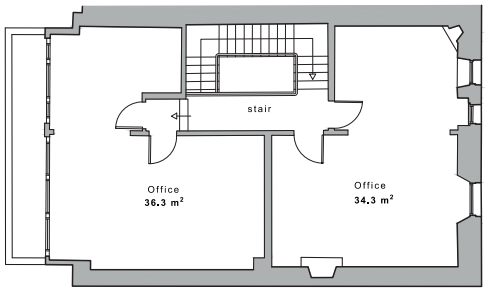
Lower Ground Floor



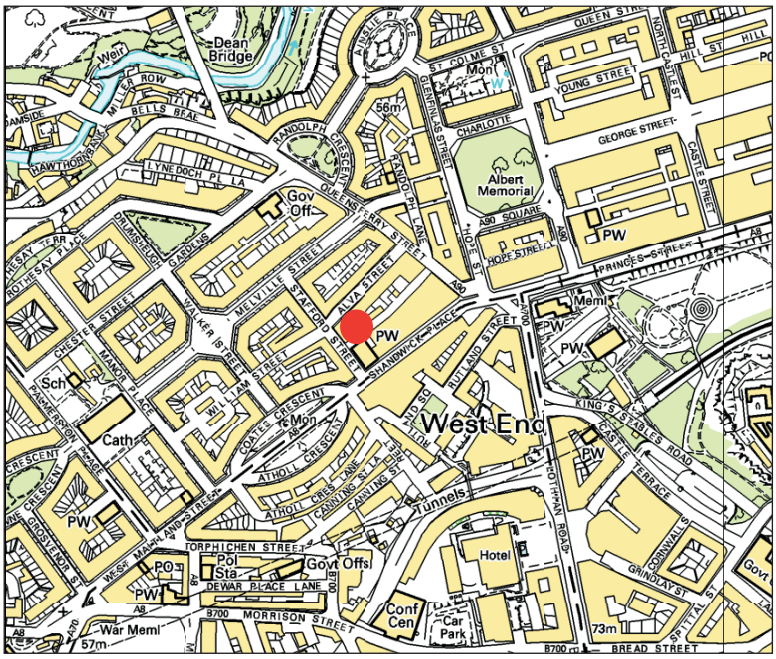
Ground Floor



1st Floor



2nd Floor



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