

**TO LET**

# 23 ALVA STREET EDINBURGH EH2 4PS

ENTIRELY SELF-CONTAINED  
TOWNHOUSE

COMPREHENSIVELY REFURBISHED

OWN FRONT DOOR AND  
DEDICATED WC'S

3,058 SQ FT

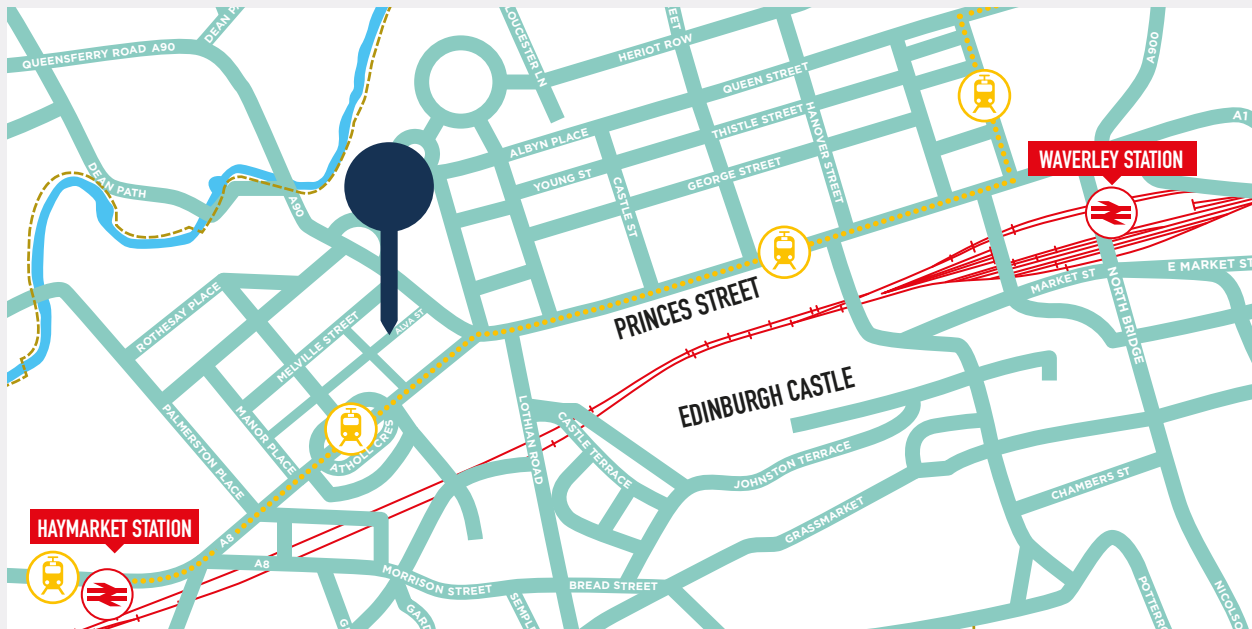
4 SECURE CAR PARKING SPACES





## LOCATION

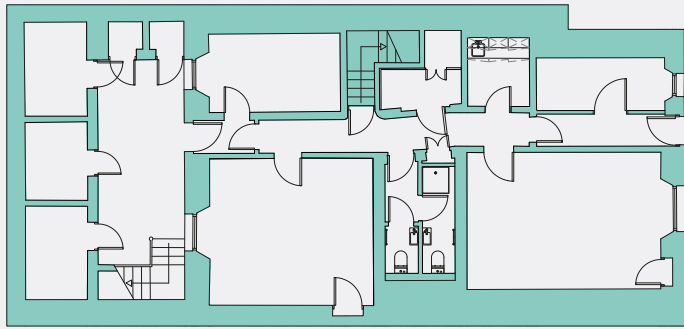
23 Alva Street is located on the south side of Alva Street in the heart of Edinburgh's West End. Alva Street provides an established office location within close proximity to the excellent amenities that complement Princes Street, Lothian Road and Shandwick Place. Numerous buses service the location and the West End tram halt located on Coates Crescent is 2 minutes' 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.



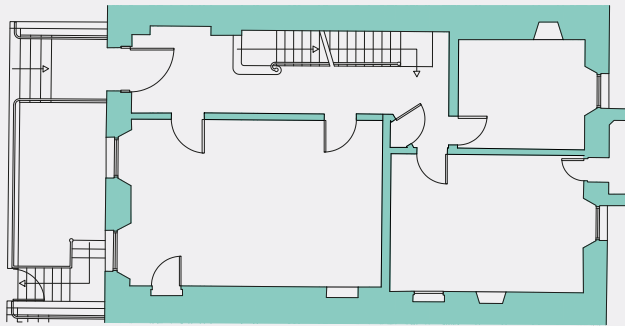
## DESCRIPTION

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 have undergone a comprehensive refurbishment and benefit from:

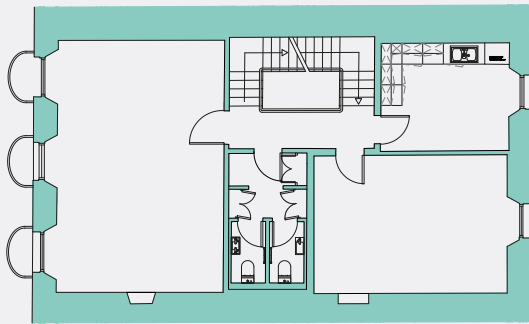
- Entirely self-contained office
- New decoration throughout
- Newly carpeted
- Globe feature LED lighting
- Gas fired central heating
- Cat 5E voice/data cabling
- Mixture of perimeter and under floor trunking
- Shower facility
- Kitchen & T-prep facilities on Lower Ground and 1st floors
- 4 secure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



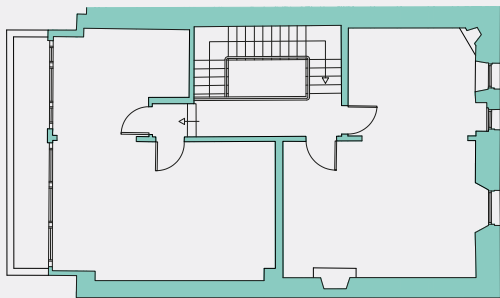
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## 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)
<b>Total</b>	<b>3,058 sq ft</b>	<b>(283.82 sqm)</b>







## LEASE TERMS

The accommodation is available immediately on a full repairing and insuring lease for £60,000 pa inclusive of 4 car spaces. My client will also give consideration to flexible lease terms.

## 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 will 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 EYCO on 0131 226 2641.

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