



## TO LET

43 Melville Street, Edinburgh, EH3 7JF

Office Accommodation from 857 to 2,860 sq ft

3 Car Parking Spaces

43

MELVILLE  
STREET

## Location

The subjects are situated on the north side of Melville Street in the heart of Edinburgh's West End.

The property benefits from excellent public transport links with Haymarket Train Station a 10 minute walk away and nearby tram and bus stops available on Shandwick Place.

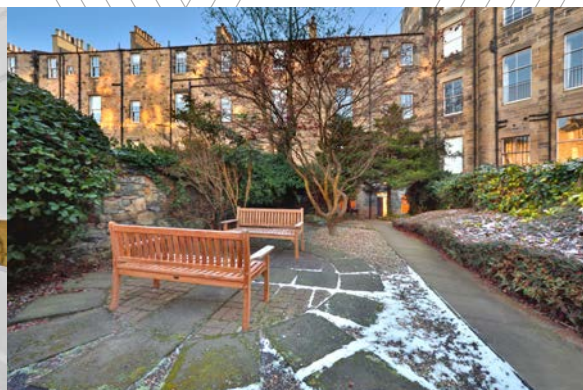
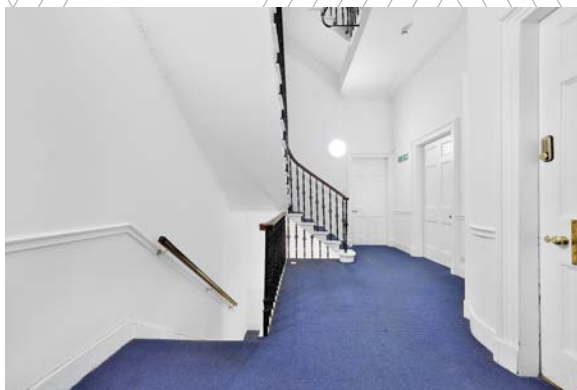
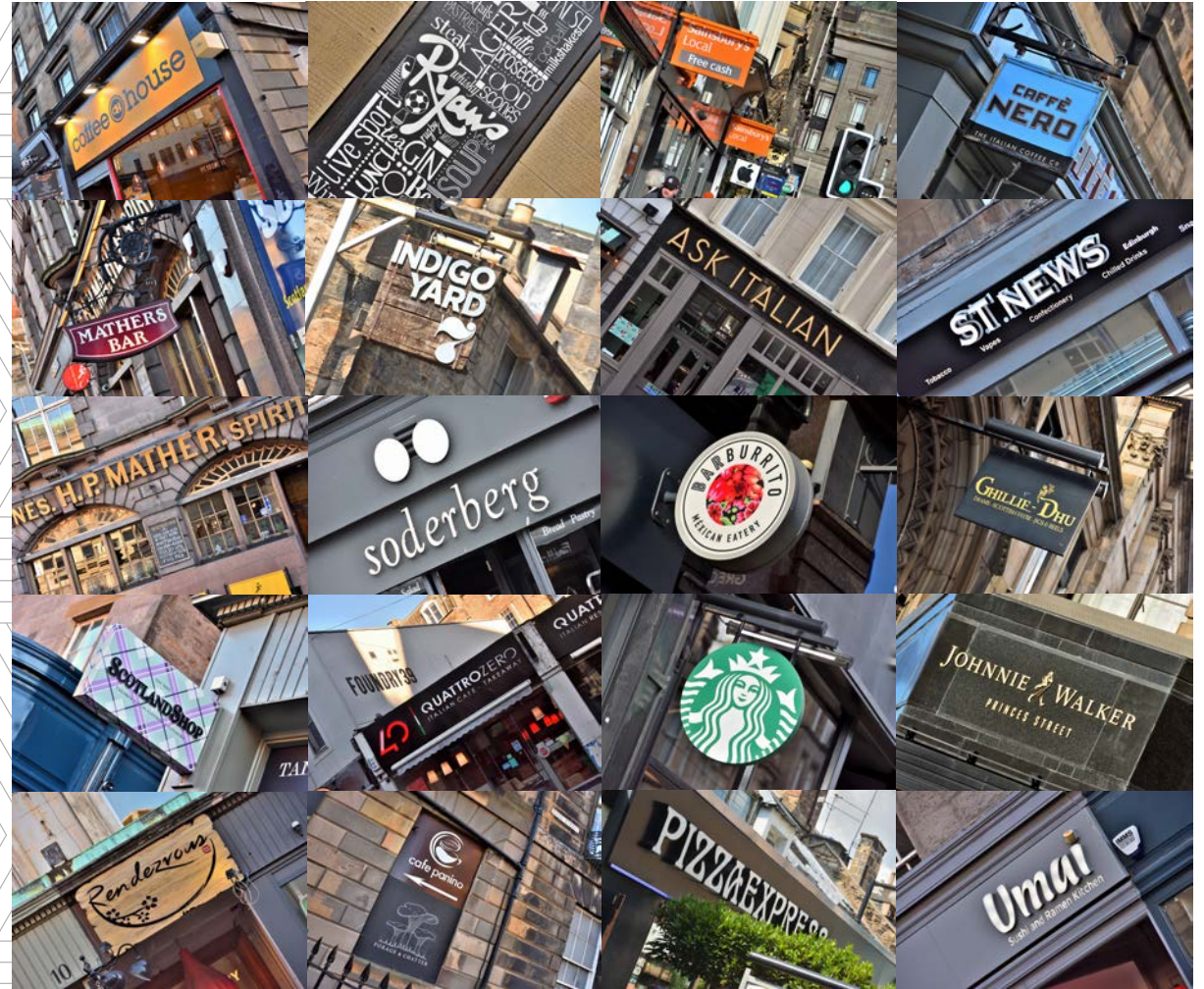
Additionally, the building is approximately a 5 minute walk from Edinburgh's prime retail and leisure offering on Princes Street and George Street.



## Key

- |  |                                     |
|--|-------------------------------------|
| 1. Princes Street  | 6. Tram Stop                        |
| 2. Johnnie Walker Experience   | 7. Usher Hall                       |
| 3. Waldorf Astoria Hotel   | 8. Sheraton Grand Hotel             |
| 4. Fox & Co, Herbie  | 9. EICC                             |
| 5. A Room in the West End; Teuchters; The Green Room; The Voyage of Buck | 10. Voco Hotel                      |
|  | 11. Exchange District               |
|  | 12. "The Haymarket" New Development |
|  | 13. Leonardo Royal                  |





Located in Edinburgh's thriving West End, with a wealth of national and independent eateries, bars and staff amenity on your doorstep.



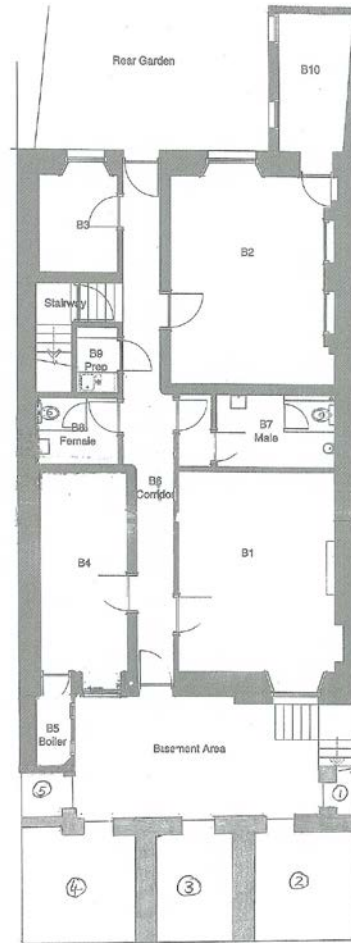


## Description

The subjects comprise lower ground, ground and first floor accommodation within a Category A listed, period townhouse. The lower ground floor provides cellular office accommodation with its own private entrance while the ground and first floor provide open plan accommodation benefiting from high ceilings and excellent natural light.

Communal WC and kitchen facilities are provided on the lower ground and second floor level and the first floor suite benefits from a internal tea prep area. A small area in the basement is utilised as a server room for the benefit of all tenants.

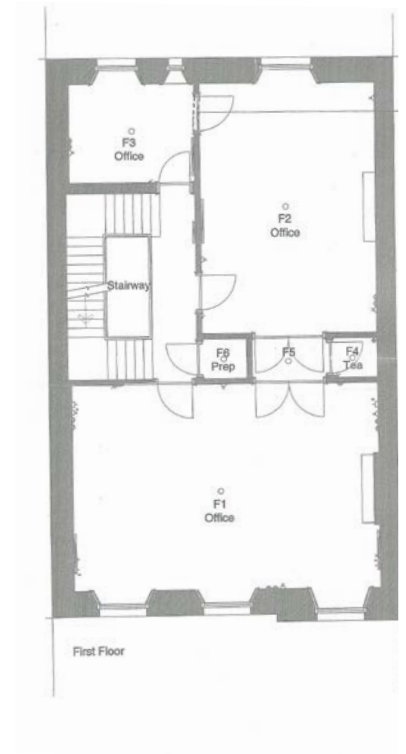
The property benefits from having three car parking spaces available on Melville Street Lane, as well as bike parking.



Lower ground floor



Ground floor



First floor

# Accommodation

In accordance with The RICS Code of Measuring Practice (6th Edition), the building provides the following approximate net internal floor areas:

| Floor                             | sq. ft       | sq. m      |
|-----------------------------------|--------------|------------|
| Second: Let to Hollis Capital Ltd |              |            |
| First                             | 1,083        | 101        |
| Ground                            | 920          | 85         |
| Lower Ground                      | 857          | 80         |
| <b>Total</b>                      | <b>2,860</b> | <b>266</b> |





## Rateable Values

According to the Scottish Assessors Association Website, the subjects are noted to have the Rateable Values as follows:

**Lower ground floor:** £14,850

**Ground floor:** £17,650

**First floor:** £19,750

## Lease terms

A new lease is available on FRI terms for the three floors as a whole or on a floor-by-floor basis. Further information is available from the sole agent.

## Rent

Rent on application

## EPC

EPC available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

## Service Charge

The building is maintained by that landlord via a service charge and further information is available on request.

## VAT

VAT, if applicable, will be charged at the standard rate.



MISDESCRIPTIONS ACT 1967 AND PROPERTY MISDESCRIPTIONS ACT 1991 These particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering into any contract. August 2023 **ARK**

# AVISON YOUNG

To arrange a viewing or for further information, please contact the sole letting agent:

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