

# Ryden

## TO LET

**GROUND FLOOR OPEN PLAN OFFICE  
WITHIN AN ATTRACTIVE COURTYARD  
74 SQ M (798 SQ FT)**



**10 OLD  
TOLBOOTH WYND  
EDINBURGH  
EH8 8EQ**

**LOCATED IN THE HEART OF  
EDINBURGH'S OLD TOWN**

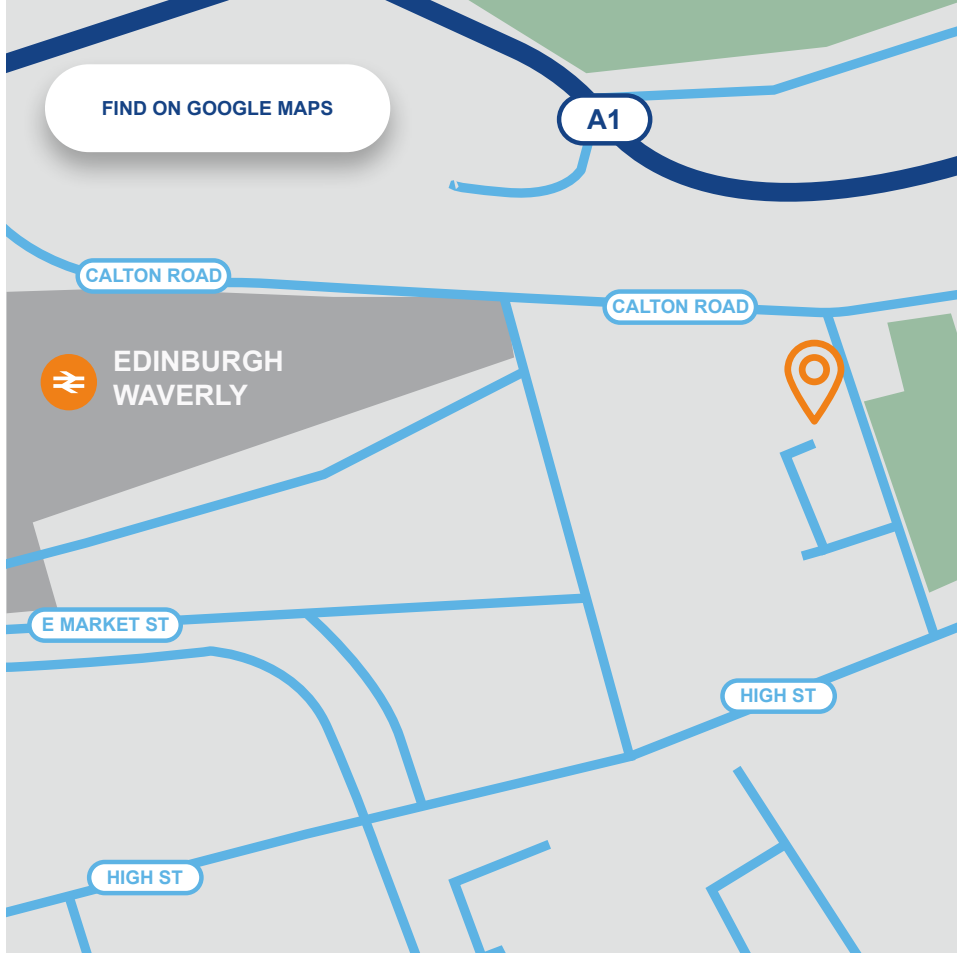
**SELF-CONTAINED GROUND  
FLOOR OPEN PLAN OFFICE**

**FINISHED TO A  
HIGH STANDARD**

**QUALITY HARDWOOD  
FLOORING THROUGHOUT**

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)





FIND ON GOOGLE MAPS

A1

CALTON ROAD

CALTON ROAD

EDINBURGH  
WAVERLY

E MARKET ST

HIGH ST

HIGH ST

LOCATED IN  
THE HEART OF  
EDINBURGH'S OLD  
TOWN CONNECTING  
GREENSIDE  
PLACE WITH  
HOLYROOD ROAD



## LOCATION








The subjects are located in the heart of Edinburgh's old town connecting Greenside Place with Holyrood Road, and more specifically in close proximity to Edinburgh's famous Royal Mile on the corner of Old Tolbooth Wynd and Calton Road.

The area surrounding the Old Tolbooth Wynd is filled with historical sites, including St. Giles' Cathedral, John Knox House, and the Museum of Edinburgh. Additionally, the vibrant atmosphere of the Royal Mile, with its numerous shops, restaurants, and street performers, is right at your doorstep. The area is also extremely well served by public transport with Waverly Station and Princess Street only a short walk away.

## DESCRIPTION

The suite comprises a self-contained ground floor open plan office within an attractive courtyard setting for potential occupiers.

The unit is finished to a high standard and benefits from the following specification:-

-  Quality hardwood flooring throughout
-  Full double glazing
-  CAT2 light fittings
-  CAT5 data cabling
-  Gas-fired central heating through a combi-boiler system
-  Ample double power points
-  Tea preparation facilities

## ACCOMMODATION

The available ground floor suite provides 74 Sq m (798 sq ft) of office accommodation.

## LEASE TERMS

The premises are available on a new full repairing and insuring (FRI) lease for a term to be agreed.

## RATEABLE VALUE

We have been advised by the local Assessors Department that the current cumulative rateable value for is £15,300 with rates payable (2023/2024) of c.£7,619. An occupier may be eligible for rates relief via the Small Business Rates Relief Scheme. Interested parties are advised to contact the local Assessor for confirmation of rates payable.

## VAT

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

## ENTRY

The current lease expires in November 2023 but earlier access may be available.

## LEGAL COSTS

Each party will be liable for their own legal costs in this transaction. In the normal manner the purchaser will be liable for any LBTT, Registration dues and VAT.









## TO LET

**GROUND FLOOR  
OPEN PLAN  
OFFICE WITHIN  
AN ATTRACTIVE  
COURTYARD  
74 SQ M (798 SQ FT)**



**10 OLD  
TOLBOOTH WYND  
EDINBURGH  
EH8 8EQ**

# GET IN TOUCH

Viewing is strictly by arrangement with the letting agents.

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## Ryden

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 what ever in relation to this property. **January 2024**

