

**TO LET**  
**OFFICE**

**Ryden**

- GROUND FLOOR

- TRADITIONAL FEATURES  
THROUGHOUT

- REFURBISHED WITH CAR  
PARKING



**13 MELVILLE STREET,  
EDINBURGH, EH3 7PE**

**GET IN TOUCH**

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Viewing is strictly by appointment with the sole letting agent

**938**

**SQUARE FEET**

**87.14**

**SQUARE METRES**

**EDINBURGH**

**7 Exchange Crescent**

**EH3 8AN**

**0131 225 6612**



**[ryden.co.uk](http://ryden.co.uk)**

# 13 MELVILLE STREET, EDINBURGH EH3 7PE

## LOCATION

Melville Street is located within the heart of Edinburgh's West End district, a thriving commercial and residential area in the city centre. The location benefits from superb transport links with Haymarket Station within easy walking distance and Edinburgh's tram network running nearby on Atholl Place. The area also offers easy access to a comprehensive range of local amenities including a wide selection of cafes, bars, restaurants and shops.

## DESCRIPTION

13 Melville Street is a Grade A listed property and benefits from striking period features throughout. The ground floor suite provides three principle rooms providing refurbished cellular office space with the following features:

- Gas Fired Central Heating
- Data Cabling
- Intruder alarm with CCTV
- Kitchen, WC and shower facilities

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area extends to approximately:

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
GROUND FLOOR	87.14	938

## CAR PARKING

We can offer car parking to the rear of the property (subject to availability) at additional cost.

## TERMS

A new Full Repairing and Insuring lease is available and further information is available from the sole letting agent.

A service charge for the upkeep of the common parts of the property and utilities is also payable and full details are available

## VAT

All figures are quoted exclusive of VAT.

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## BUSINESS RATES

We have been verbally advised by the local Assessors department that the premises has a current Rateable Value of £15,900, within two separate entries. This property is eligible for 25% rates relief through the Small Business Bonus Scheme.

## ENTRY

Entry on conclusion of legal missives.

## LEGAL COSTS

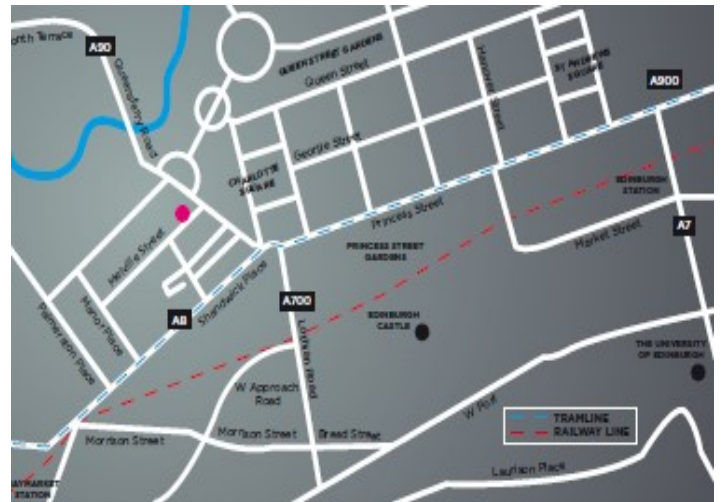
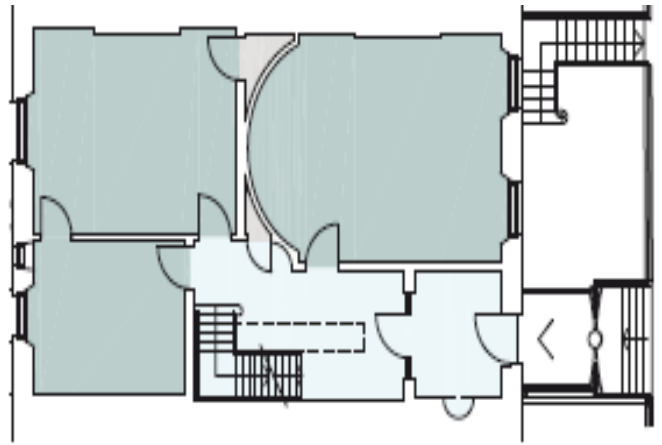
Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of 'E'.

## VIEWING

Strictly by appointment with the sole letting agents.



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