

Ryden

TO LET

REFURBISHED TOWNHOUSE 2ND FLOOR
AVAILABLE ROOM BY ROOM
11 - 76 SQ M (116 - 817 SQ FT)



2ND FLOOR
50 MELVILLE ST
EDINBURGH
EH3 7HF

HIGH QUALITY REFURBISHED
TOWNHOUSE BUILDING

DEDICATED CAR
PARKING AVAILABLE

PRIME LOCATION IN THE
HEART OF THE CITY CENTRE

ROOM BY ROOM ALL
INCLUSIVE TERMS AVAILABLE

[FIND OUT MORE AT RYDEN.CO.UK](http://RYDEN.CO.UK)

LOCATION

The premises are located on the prestigious Melville Street in Edinburgh's West End, one of the prime commercial districts in the heart of the city centre.

The location benefits from all main city centre amenities and is within easy walking distance of Edinburgh's main retail thoroughfares, George Street and Princes Street. In addition the property is close to public car parking and benefits from excellent transport links, with close proximity to main bus routes, Edinburgh Tram route and both Waverley and Haymarket train stations within walking distance.

DESCRIPTION

The subjects comprise second floor accommodation within a traditional Georgian, Category A Listed townhouse building.

The accommodation benefits from:

- Gas central heating
- WC and tea-prep facilities
- Entryphone system
- Alarm system

ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
OFFICE 1	43.48	468
OFFICE 2	21.65	233
OFFICE 3	10.77	116
TOTAL	76	817

CAR PARKING

Nearby car parking space can be made available by way of a separate licence agreement (additional cost).

TERMS

Flexible terms are available on a traditional leasehold basis, as well as all inclusive rates (inc. rent, service charge, utilities and wifi) for room by room requirements.

OFFICE 1	£ 25,750
OFFICE 2	£ 12,800
OFFICE 3	£ 6,500
TOTAL	£ 45,050

Further information for a traditional lease on the whole floor is available on request from the sole letting agent.

BUSINESS RATES

We have been advised by the local Assessors Department that the current cumulative rateable value is £12,850 with rates payable (2025/2026) of c.£6,400. An occupier may be eligible for up to 100% rates relief via the Small Business Rates Relief Scheme.

EPC

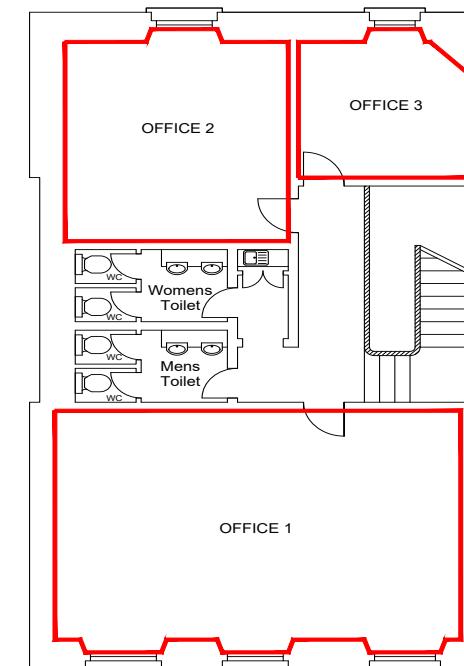
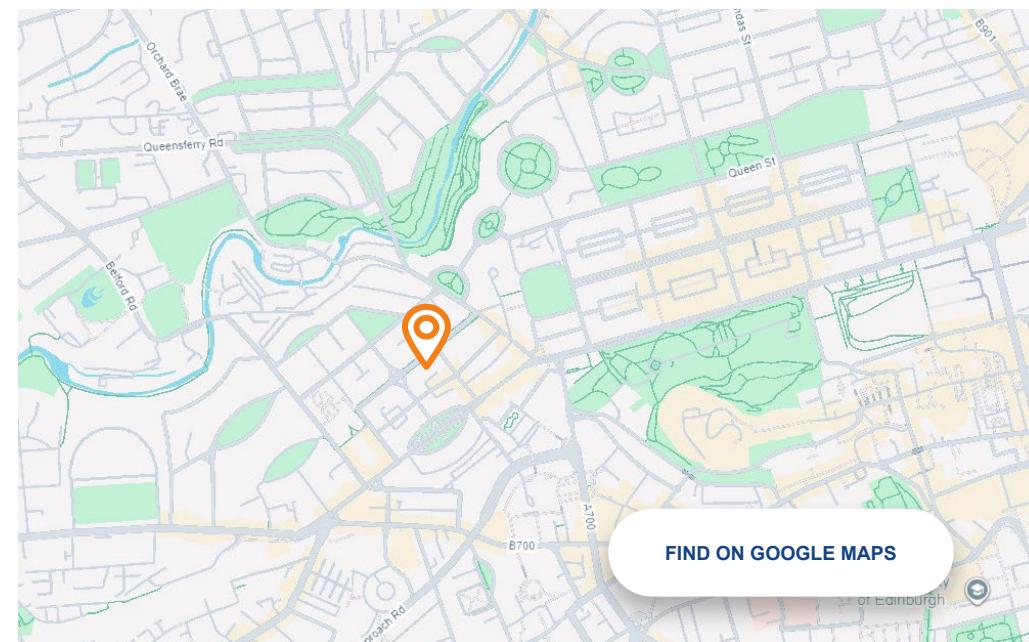
The EPC of the property is available on request.

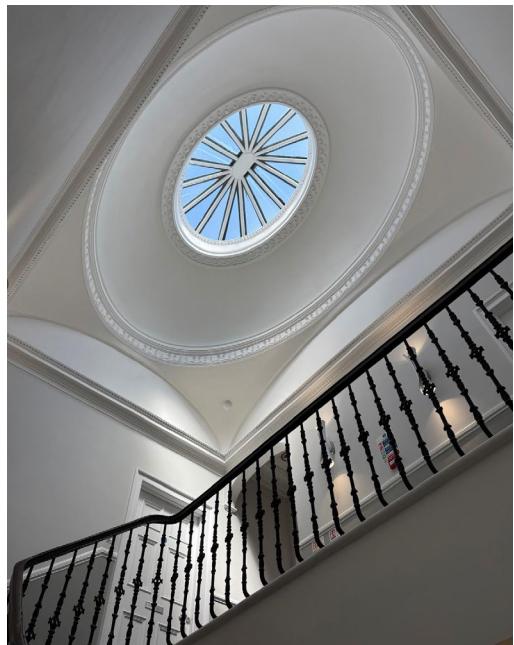
VAT

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

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.





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GET IN TOUCH

Please get in touch with our letting agents for more details.

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