

TO LET

**Melville
Street**

Edinburgh – EH3 7JF

**Three exceptional
townhouses with
mews & 18 car spaces**

Melville Street

27

31



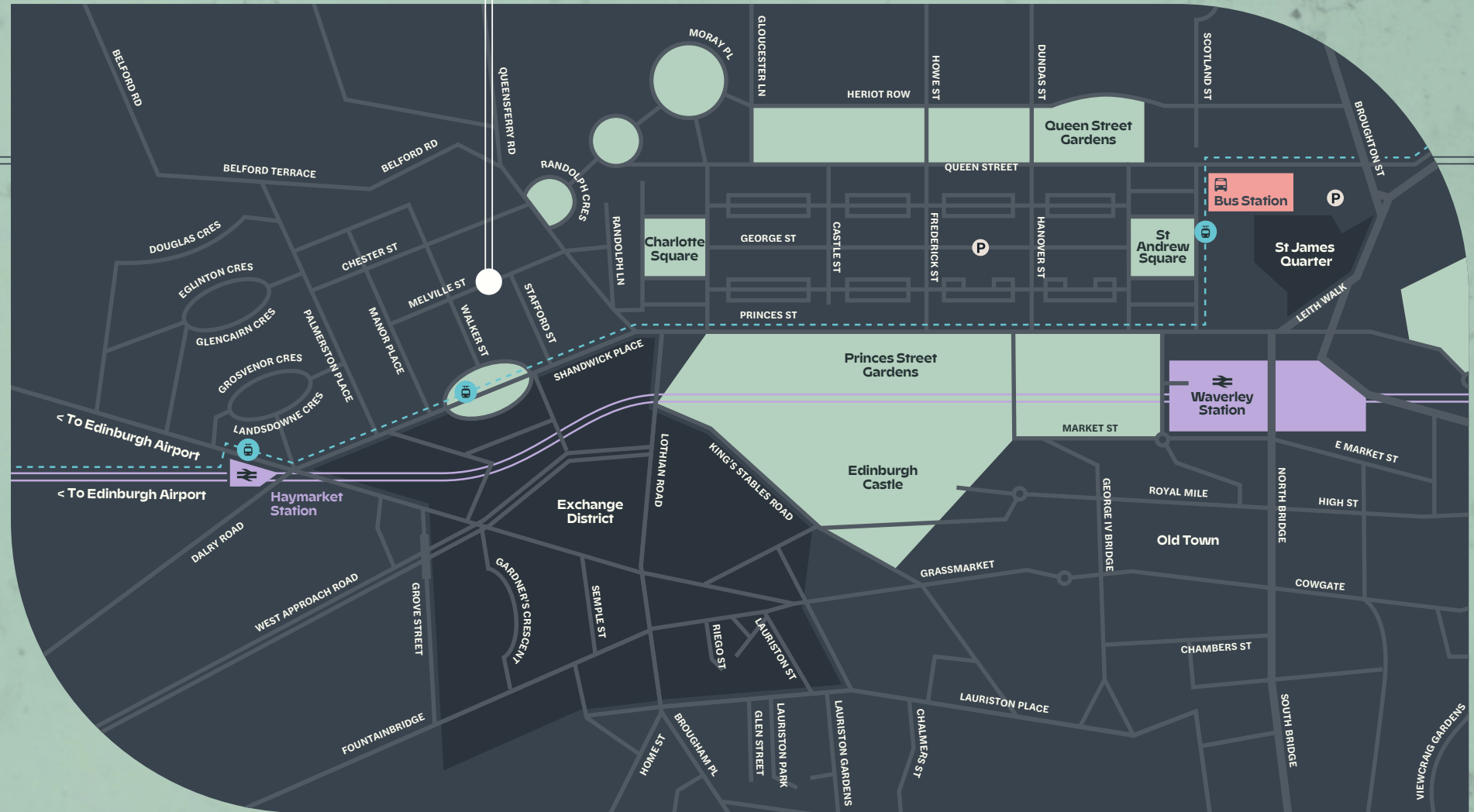
- 13,918 sq ft NIA across three adjoining townhouses and two rear mews
- Superb period properties with attractive original features
- Well configured space with excellent natural lighting
- Secure parking for up to 18 vehicles
- Exceptional west end location
- Potentially suitable for a range of alternative uses (subject to planning)

Location

Melville Street is located within the heart of Edinburgh's West End office district and is regarded as one of Edinburgh's most prestigious city centre addresses.

The premises are situated within easy walking distance of George Street and Princes Street, providing tenants access to an outstanding range of hotels, bars, restaurants and cafes.

The property benefits from excellent transport links, with Haymarket Railway Station and the West End tram stop both within a short walking distance. The location is also well served by Edinburgh's extensive bus network with frequent services on offer to all areas of the city.



27– Melville
31 Street

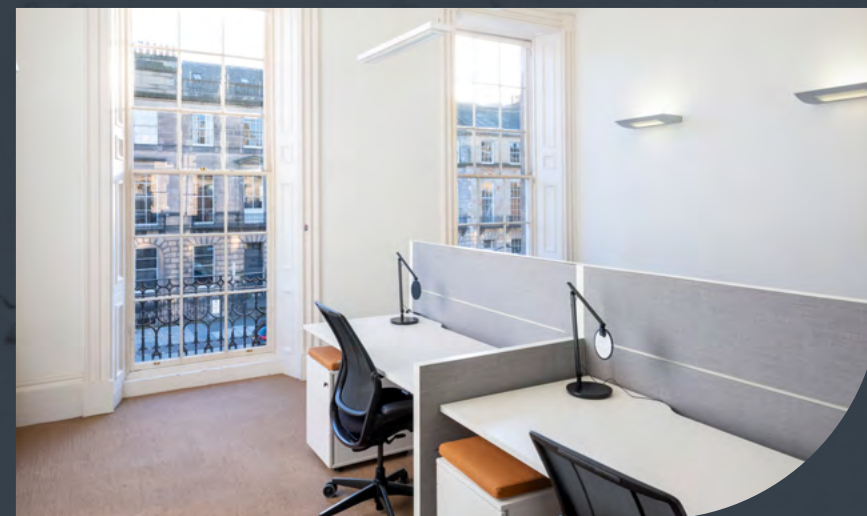
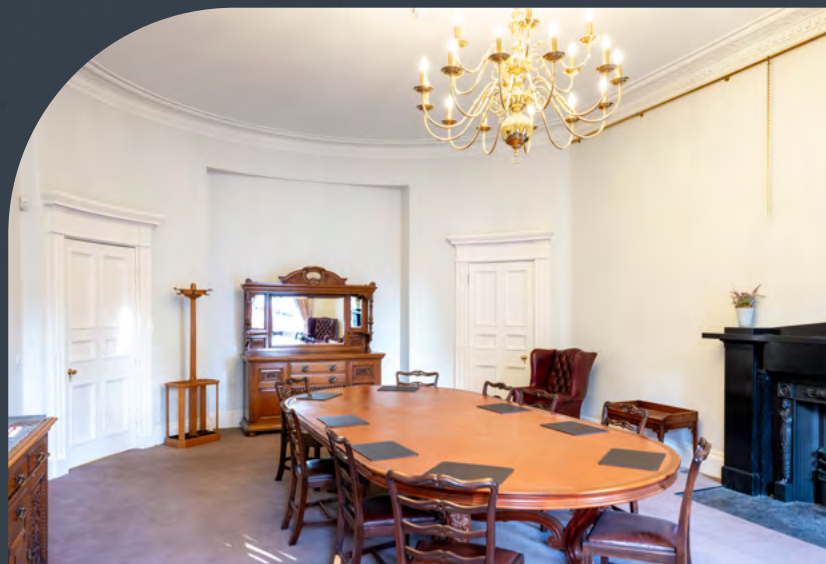
Description



04

27-31 Melville Street offers a unique opportunity to acquire three exceptional Georgian townhouses providing well-proportioned accommodation across all levels.

Access is provided via three separate entrances from Melville Street, allowing prospective occupiers flexibility regarding their operations.

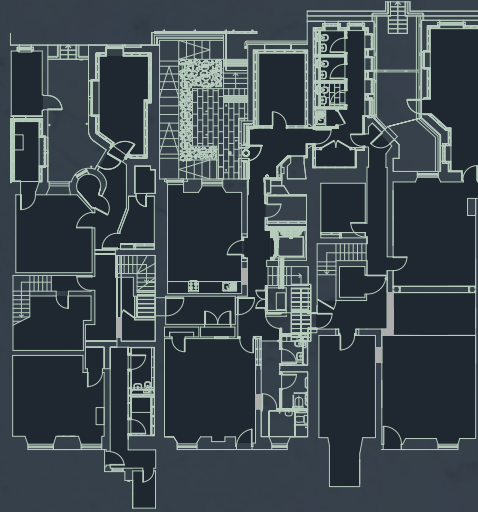


27-31 Melville Street benefits from excellent levels of natural lighting throughout and attractive retained original features.

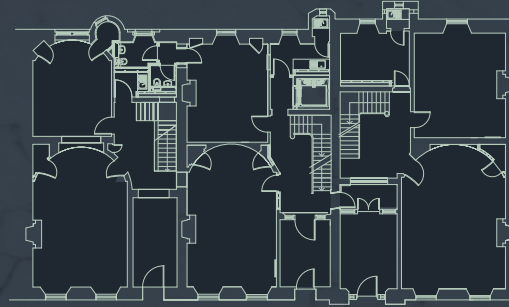
To the rear there are two mews properties and 18 car parking spaces accessed from Melville Street Lane.

27– Melville 31 Street

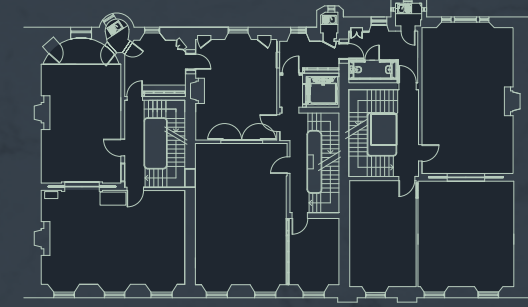
Lower
Ground



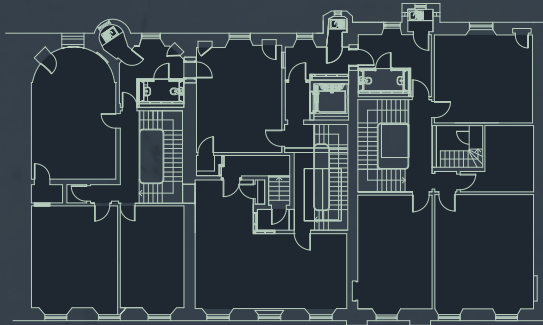
Ground



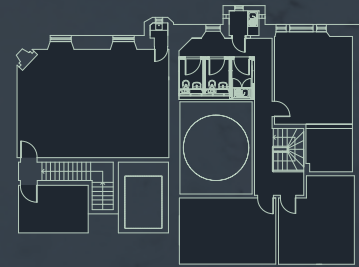
First



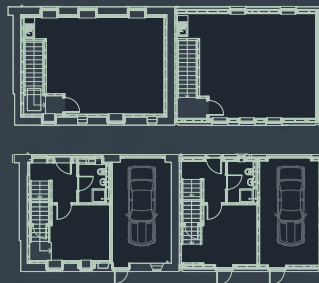
Second



Third



Mews



The buildings extend to the approximate Net Internal Areas listed below:

Floor	27 Melville St	29 Melville St	31 Melville St	Mews (East)	Mews (West)
Third	674	525	–	–	–
Second	1,087	841	989	–	–
First	1,164	951	977	445	394
Ground	998	823	527	138	136
Lower Ground	1,375	702	722	–	–
Entrance / Reception	188	98	163	–	–
Total (NIA)	5,486 sq ft	3,940 sq ft	3,379 sq ft	583 sq ft	530 sq ft

Floor Plans

27– Melville 31 Street



Lease Terms

27-31 Melville Street is held under a Full Repairing and Insuring lease until 24th August 2032. The property can be offered for assignation or sub-lease.

Rates

The incoming occupier will be responsible for payment of any local authority rates attributable to the property. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information (0131 344 2500).

Contact

For further information or viewing arrangements please contact:

Stewart McMillan

+44 (0)7887 795 503

stewart.mcmillan@cushwake.com

EPC

The property has an EPC rating of 'B'. A copy of the certificate is available upon request.

Value Added Tax

VAT will be charged on the rent and all other obligations associated with the property.

Legal Costs

Each party will bear their own legal expenses in connection with any transaction.



**CUSHMAN &
WAKEFIELD**

Cushman & Wakefield LLP on their own behalf and for vendors or lessors of this property, whose agents they are, give notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. February 2025