

# Ryden

## TO LET

**OFFICE / BUSINESS PREMISES**  
101 - 252 SQ M (1,088 - 2,714 SQ FT)



**1-3 MANSFIELD  
PLACE  
EDINBURGH  
EH3 6NB**

**CLOSE PROXIMITY  
TO CITY CENTRE**

**EXCELLENT PUBLIC  
TRANSPORT CONNECTIONS**

**POTENTIAL FOR  
ALTERNATIVE USE**

**FLEXIBLE TERMS AVAILABLE**

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## LOCATION

The property holds a prominent city centre location on the east side of Edinburgh's New Town, within the Broughton district, on the corner of London Street and Mansfield Place.

The location benefits from excellent public transport links, with Princes Street and Waverley Station located approximately half a mile from the property. As well as several bus routes nearby, the Edinburgh Tram route is located only a 5-minute walk away. This provides convenient connections to Granton as well as Edinburgh Airport with further expansion talks ongoing.

## DESCRIPTION

The accommodation comprises of a 5 storey traditional stone built tenement building, with the subject premises offering a commercial use on the basement and lower ground floor.

The lower ground floor benefits from cellular accommodation that offers a bright environment with natural daylight from the surrounding windows being supplemented by a mixture of spot and strip lighting. The premise is supplied by electric heating throughout and the lower ground floor has WC facilities.

The basement also offers further cellular accommodation with additional tea prep facilities as well as WC facilities. The basement is accessed by steps down from street level and can be accessed separately to the lower ground floor.

Both floors are connected by an internal stairwell.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the net internal area of the subjects are as follows:

DESCRIPTION	SQ M	SQ FT
UPPER BASEMENT	101	1,088
LOWER BASEMENT	151	1,626
TOTAL	252	2,714

## TERMS

The property is available on Full Repairing and Insuring terms as a whole or subdivision options are available.

The whole premises is available at an annual rent of £38,000 for a term to be agreed.

For further information on the subdivision, please contact the sole agents.

## EPC

Available upon request.

## BUSINESS RATES

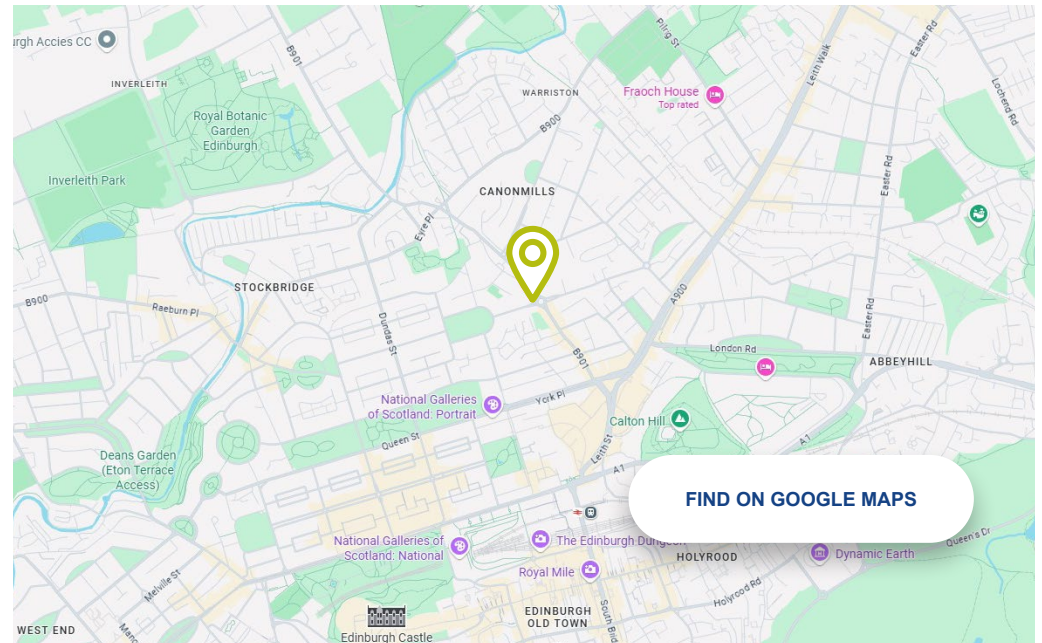
We are advised by the local Assessor the property currently has a Rateable Value of c.£24,630 which results in rates payable (2024/25) of approximately £12,266 per annum. Interested parties are advised to make their own enquiries with regards to any relief via the Small Business Rates Relief Scheme.

## VAT

All prices quoted are exclusive of VAT. VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the incoming 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 agent for more details.

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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. **August 2025**

