

TO LET

OFFICE SUITES



CHARLOTTE HOUSE, 18 YOUNG STREET EDINBURGH, EH2 4JB

FROM 7.55 SQ M (81 SQ FT) TO 31.4 SQ M (338 SQ FT)

- Gas central heating.
- Entry phone system.
- Broadband facilities.
- Feature lighting.
- Kitchen/tea prep facilities.
- Male & female WC's.

B&S

Burns & Shaw
Property Consultants

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LOCATION

Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre.

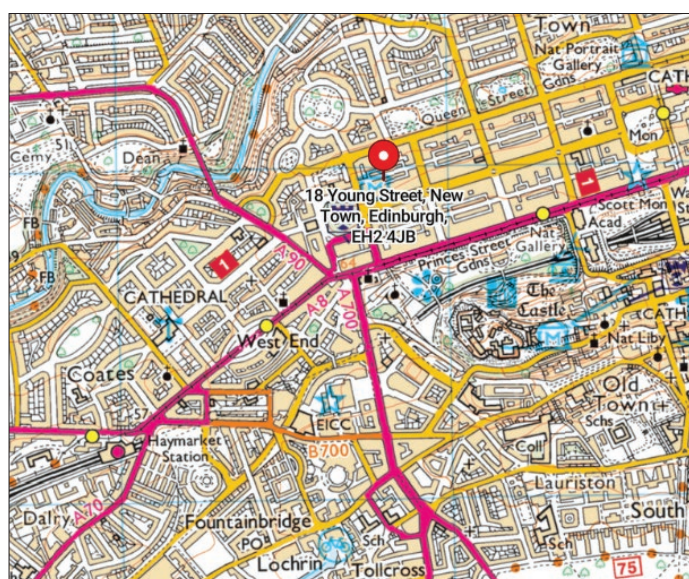
Situated in the heart of Edinburgh City Centre, Young Street runs parallel to both George Street and Queen Street and is located on the west side of the Golden Rectangle between Charlotte Square and Castle Street.

The surrounding area comprises a mixture of both traditional and serviced offices together with residential flats and the Oxford and Cambridge bars. George Street with its mix of retail and restaurant offerings is also a short walk away.

DESCRIPTION

The subjects comprise a traditional townhouse of sandstone construction under a pitched slate roof over lower ground, ground, first and second floors. Internally the premises provide cellular office accommodation which is currently undergoing redecoration and benefits from a specification including: -

- Gas central heating.
- Entry phone system.
- Broadband facilities.
- Feature lighting.
- Kitchen/tea prep facilities.
- Male & female WC's.



ACCOMMODATION

The premises currently have the following suites available: -

ROOM	SQ M	SQ FT
Lower Ground Floor Front	7.53	81
Ground Floor Front (1)	25.83	278
Ground Floor Front (2)	9.20	99
Second Floor	28.15	303

RENT/LEASE TERMS

The subjects are available to let for a minimum period of 6 months with the rents below inclusive of heat and power plus cleaning and maintenance of common parts. Tenants are liable for the water and drainage rates applicable to the suites.

ROOM	RENT Per Calander Month
Lower Ground Floor Front	£300 excluding VAT
Ground Floor (1)	£850 excluding VAT
Ground Floor (2)	£350 excluding VAT
Second Floor	£650 excluding VAT

RATEABLE VALUE

The Scottish Assessors Association Portal shows the suites entered in the Valuation Roll as follows: -

Suite	Rateable Value
Lower Ground Floor Front	To be assessed
Ground Floor (1)	£3,200
Ground Floor (2)	£1,200
Second Floor	£3,650

As of the 1st April 2023 if an occupier of commercial property's cumulative rateable value is £12,000 or under then the occupier qualifies for Small Business Rates Relief.



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