

TO LET

18 ATHOLL CRESCENT,
EDINBURGH, EH3 8HQ

- 3,997 SQ FT (371.33 SQ M)
- AVAILABLE FROM Q3 FOLLOWING REFURBISHMENT

OFFICE

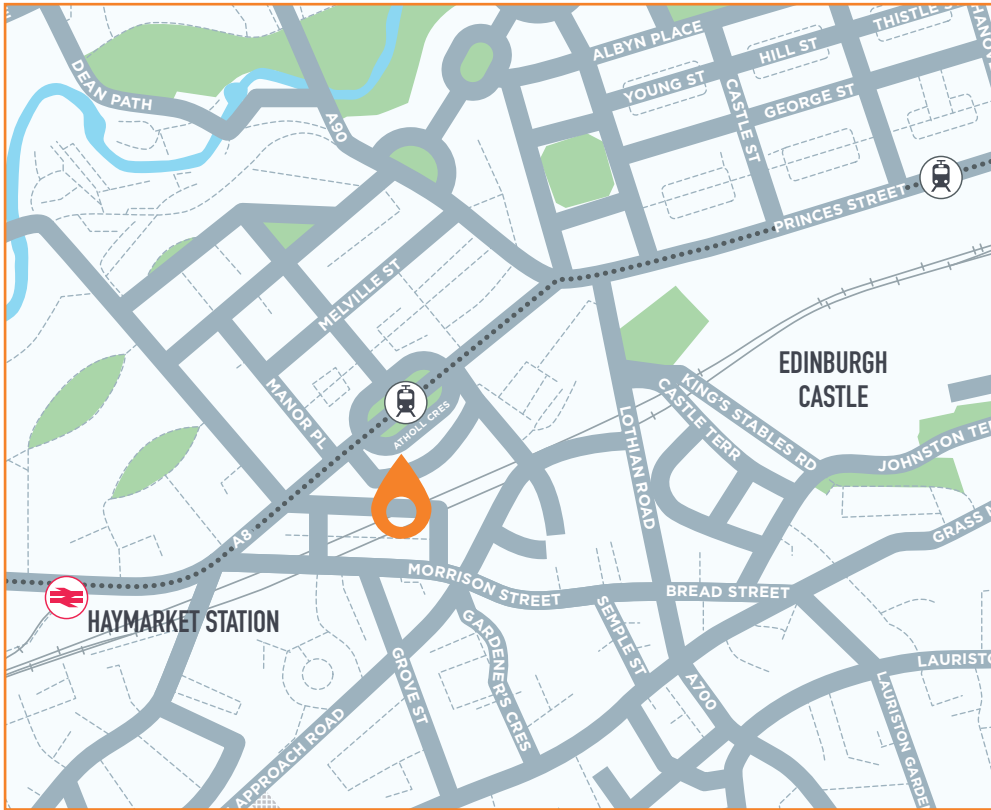
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LOCATION

18 Atholl Crescent is situated in the popular West End area of Edinburgh, adjacent to the main commercial and retail areas of Princes Street and George Street. The property benefits from excellent transport links; The West End tram stop is a 2 minutes walk away and Haymarket Train Station is a 8 minute walk.

Nearby occupiers include Gillespie McAndrew, Story UK, ABGI UK, and Digitas.





DESCRIPTION

18 Atholl Crescent is an impressive Victorian townhouse of traditional sandstone construction. The property retains a number of period features including sash and case windows and ornate cornicing and is arranged over ground, first, second and third floors.

The preference is to let the property as a whole; however, consideration will also be given to letting the property on a floor-by-floor basis. The property will be refurbished prior to occupation.

ACCOMMODATION

Ground Floor	865 sq.ft	80.36 sq.m
First Floor	1,200 sq.ft	111.48 sq.m
Second Floor	1,056 sq.ft	98.11 sq.m
Third Floor	876 sq.ft	81.38 sq.m
TOTAL	3,997 sq.ft	371.33 sq.m

LEASE TERMS

The premises will be offered on Full Repairing and Insuring terms. For further information, please contact the sole letting agents.

RATEABLE VALUE

The building is currently assessed on a floor by floor basis. From the 1st April 2023, we understand the rateable values are as follows;

GF - £14,700

1F - £21,100

2F-3F - £25,200

For more information please contact Lothian Valuation Joint Board on 0131 344 2500 or by email: enquiries@lothian-vjb.gov.uk.

EPC

The EPC is available on request

VAT

VAT will be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. The tenant will be responsible for stamp duty/LBTT, registration dues.

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number SO300208 with registered address 4th Floor, 18 George Street, Edinburgh, EH2 2PF.

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FURTHER INFORMATION

Interested parties are advised to note interest with the sole letting agents. Viewings are by appointment only.

For additional information please contact:

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