



TO LET

To Let - First Floor
1,184 sq ft / 110 sq m

19a Castle Street

Edinburgh
EH2 3AF

- Fully refurbished, with great levels of natural daylight
- Prime city centre location
- Shower provision
- Great nearby amenities
- Self Contained

LOCATION

The property is located on the east side of Castle Street in the heart of Edinburgh city centre, within the golden rectangle.

Castle Street and nearby George Street provide an abundance of shops, bars and restaurants, with many high end establishments within close proximity such as Browns, Chaophraya, Victor Hugo Deli and Badger & Co.

The property also benefits from excellent transport links - it is in close proximity to both Waverley and Haymarket Train Stations, Princes Street Bus stops and Princes Street Tram halt.

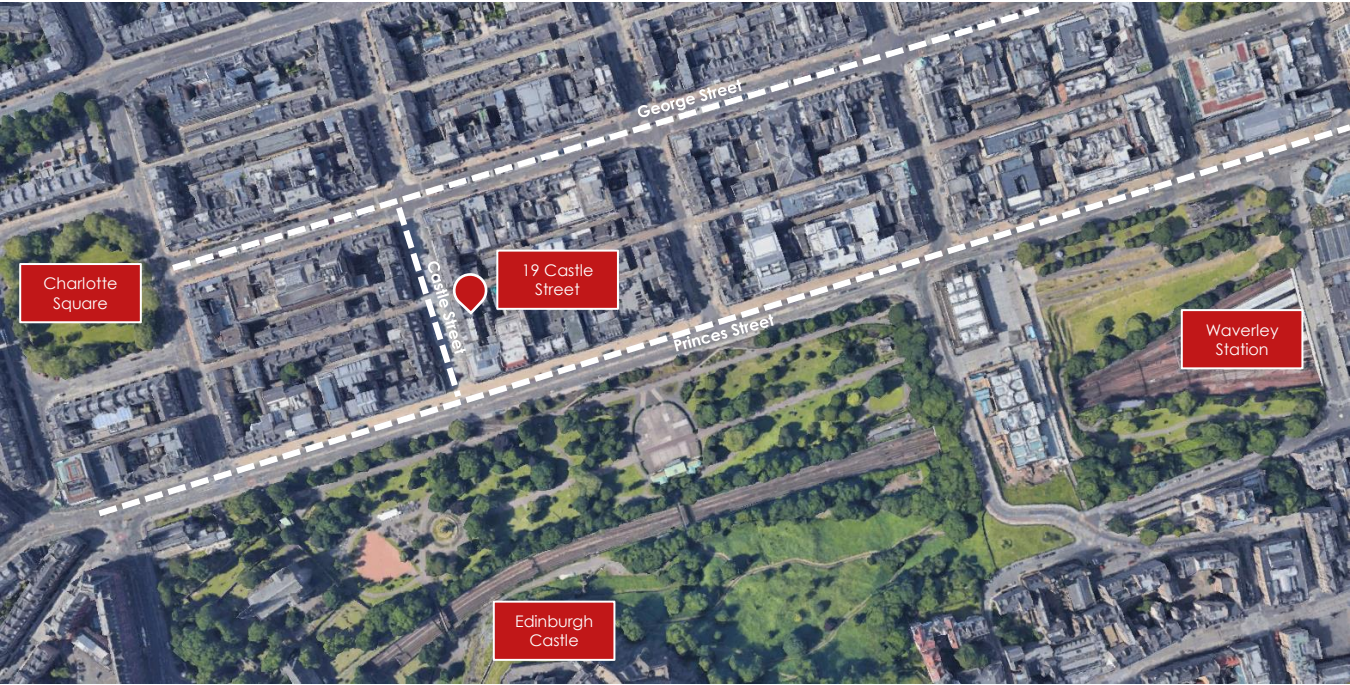
DESCRIPTION

19a Castle Street is a grade B listed building and is located in the UNESCO World Heritage site.

The property provides newly refurbished cellular office accommodation across the 1st floor. The property is self contained and is accessed via a dedicated front entrance.

- Male, female and disabled WCs
- Shower
- Fully fitted kitchen
- Castle Views

MAP



**FULLY
REFURBISHED**



**CASTLE
VIEWS**



SHOWER



**SELF-
CONTAINED**



ACCOMMODATION

The first floor has a net internal area of 1,184 sq ft / 110 sq m.

LEASE TERMS

The suite is available to let on a Full Repairing and Insuring basis on lease terms to be agreed.

SERVICE CHARGE

A service charge is not applicable, as the building is self contained.

VAT

VAT is payable on all outgoing related to the occupation of the building.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT payable.

ENTRY

The suite will be available Immediately.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates.

We understand the premises has a rateable value of £15,400.

It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

VIEWING & FURTHER INFORMATION



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