

FOR SALE

8 Melville Crescent

EDINBURGH | EH3 7JA

PRIME WEST END
OFFICE INVESTMENT



PLAY VIDEO



Investment Summary

- ◇ Edinburgh, Scotland's capital is a growing city, with an affluent catchment and is the UK's second most visited tourist location
- ◇ A rare opportunity to acquire an impressive and refurbished townhouse office investment in Edinburgh's prestigious West End
- ◇ Prominent position on Melville Crescent in the heart of Edinburgh's prime office district
- ◇ Let to Beer52 Ltd until 25 July 2031 at a rent of £160,000 per annum following recently agreed lease re-gear
- ◇ Passing rent reflects approximately £28.35 psf excluding car parking income, offering strong prospects for future rental growth
- ◇ Occupied by an established, nationally recognised direct-to-consumer subscription business showing continued year on year growth. For Year End June 2025 Beer52 Ltd reported a turnover of £39.7m, gross profit of £14.2m and net assets of approximately £9.5m
- ◇ Offers over £2,500,000 reflecting a low capital value of £442 psf after car parking
- ◇ Attractive net initial yield 6.02%



Edinburgh

Growing Population

The city has a population of 560,000, a wider catchment of 1.4 million people and has witnessed 10 year population growth (from 2011) of 10.2%, with a forecast of a further 7% in the next decade.

Tourism Hotspot

4.9 million tourist visits annually, second only to London in the UK, with a combined yearly tourist spend of £1.87bn.

Affluent Catchment

It has the lowest unemployment rate of any major UK city (only 2.9%) and 23% of its catchment is classed within the upper affluence group, far exceeding the Scottish average. 72.8 % of the working age is in employment.

Finance Hub

The city is renowned as the largest financial centre outside London, reflected by Banking and Financial services accounting for approximately 30 % of office take up over the past 5 years.

Higher Education

Home to eight higher education institutions, Edinburgh boasts a 51% graduate retention rate.

Leading UK Retail Destination

Its primary retail market is estimated to reach 943,000 people, with a total retail spend of £6.35bn per annum.



4.9 million tourist visits annually

8

International Art Festivals



72.8 % of the working age is in employment

Events Calendar

There are 8 international art festivals, well established science, book and film festivals, The Royal Edinburgh Military Tattoo and Murrayfield, home of Scottish Rugby with over a million visitors a year including concerts and other sporting event making the city an all year round tourist destination.

Quality of Life

A leading European city, it is consistently being voted as one of the best places to live and work, most recently voted "Time Out" best city 2022.



Situation

Edinburgh's West End is a vibrant and historic area known for its blend of traditional and modern architecture. With an excellent mix of office buildings, high street and boutique retailers, restaurants and leisure facilities, Edinburgh's West End is considered to be the city's premier business district.

The West End also benefits from its central location, making it easily accessible for both residents and visitors. With good transport links and a thriving community, it provides a dynamic environment for networking and collaboration.

More specifically, the subjects occupy a prominent mid-terrace position on Melville Crescent, one of Edinburgh's most prestigious office addresses located immediately adjacent to Rutland Square and Melville Street. The surrounding area is home to a mix of high-quality office occupiers, boutique hotels, private members clubs and restaurants with nearby occupiers including the Consulate Generals of Italy and Japan, Bonhams and a number of leading professional services firms.



Connectivity

Location	Walk
West End Tram Stop	3 mins
Haymarket Train Station	8 mins
Edinburgh Waverley Train Station	24 mins
Princes Street	6 mins
Edinburgh's Financial District	3 mins



The property is situated only a short walk from Edinburgh's West End tram stop, Haymarket Station and Princes Street, with excellent accessibility to the city centre and wider transport network.





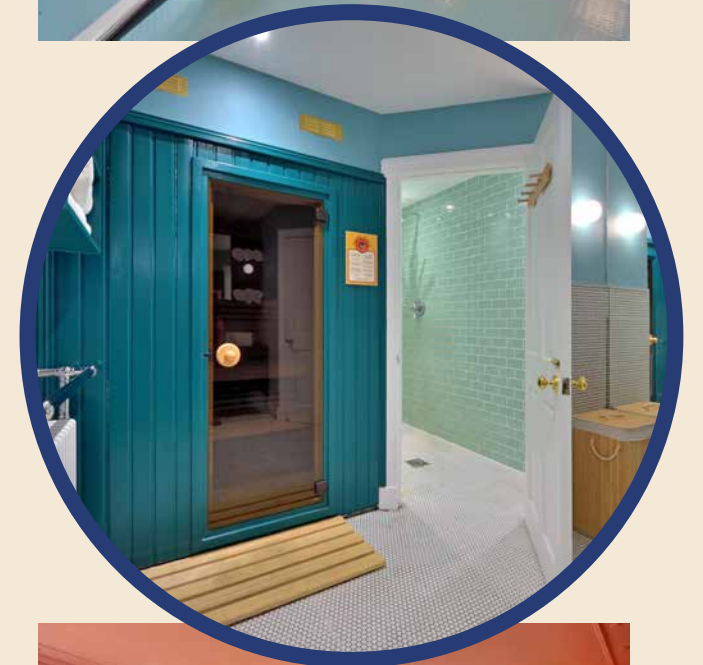
Description

Occupying a prominent mid-terrace position on Melville Crescent, this imposing townhouse provides an exceptional office investment opportunity within Edinburgh's West End.

The property is arranged over lower ground, ground and three upper floors and extends to a total net internal area of approximately 5,467 sq ft. The accommodation provides a range of well configured office suites benefitting from excellent natural daylight, generous floor to ceiling heights and a wealth of attractive period features throughout.

The building has undergone a refurbishment prior to the tenant taking entry and offers high quality contemporary office accommodation including male and female shower facilities, secure internal bicycle storage and attractive staff breakout areas. The current tenant has undertaken a substantial bespoke fit out creating one of the most stylish and distinctive office environments within Edinburgh's West End including a gym, bar and sauna facility.

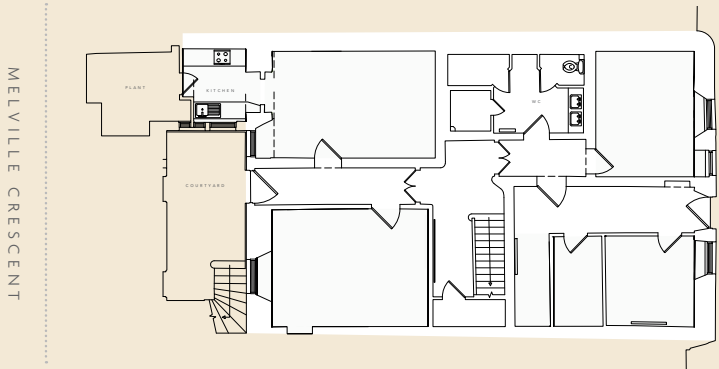
In addition, the property benefits from 2 secure car parking spaces located to the rear.



Accommodation

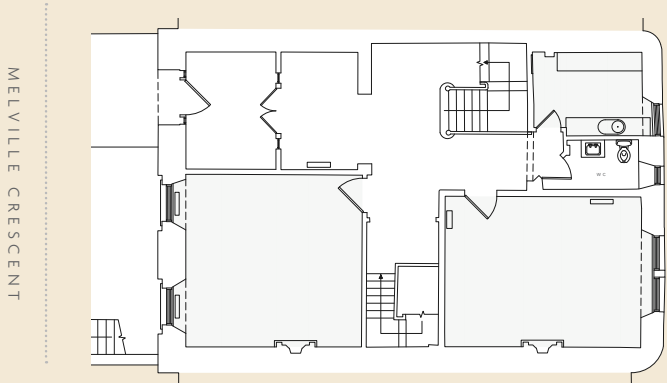
Floor	Sq Ft
Lower Ground	990
Ground	850
First	1,263
Second	1,193
Third	1,171
Total	5,467

Lower Ground



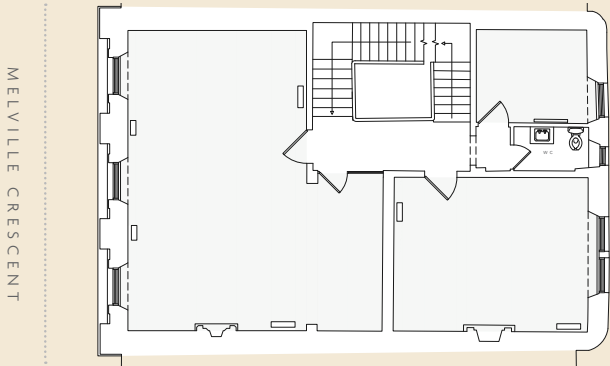
990 SQ FT
92.0 SQ M

Ground Floor



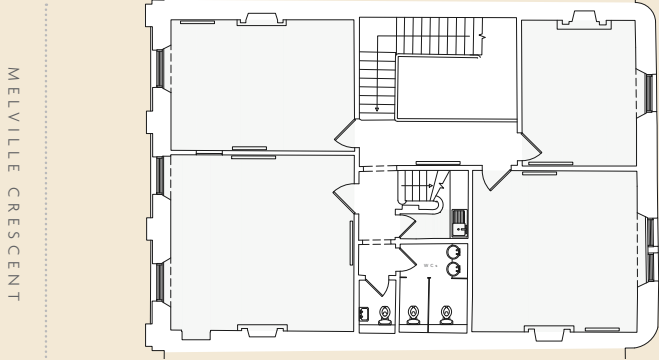
850 SQ FT
78.9 SQ M

First Floor



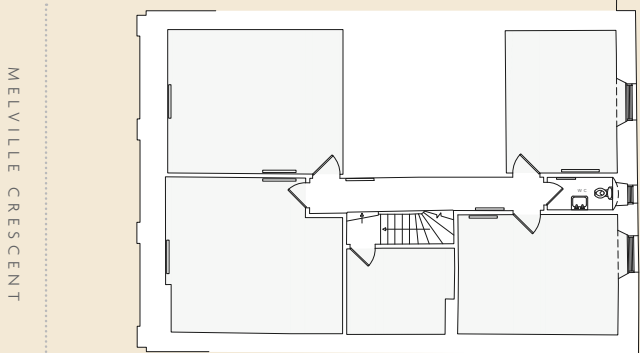
1,263 SQ FT
117.4 SQ M

Second Floor



1,193 SQ FT
1,193 SQ M

Third Floor



1,171 SQ FT
108.8 SQ M



Tenure

Heritable (Scottish Equivalent of English Freehold)

Tenancy

The property is let to Beer52 Ltd on FRI terms from 26 July 2021 until 25 July 2031 following a recently agreed lease extension. There is a schedule of condition recording the condition in 2021.

The passing rent will increase to £160,000 per annum from 25 July 2026 subject to a 6-month rent free period. Of this total rent, £155,000 per annum relates to the building and £5,000 per annum relates to the 2 car parking spaces.

The passing rent reflects approximately £28.35 psf excluding the car parking income.

Beer52 Ltd have occupied the building since 2021 and have invested significantly in fitting out the premises to create a high-quality headquarters office.

The Tenant

Beer52, established in 2013, is the UK's largest craft beer subscription club distributing products directly to consumers through an online platform. The business has been showing consistent growth since it was founded in 2013 by entrepreneurs James Brown and Fraser Doherty and has expanded into wine, whisky, and coffee subscriptions.

For the year ending June 2025 the company reported turnover of approximately £39.7m, gross profit of £14.2m and net assets of approximately £9.5m.

Price

We are instructed to seek offers in excess of £2,500,000 reflecting an attractive net initial yield of 6.02% allowing for standard purchaser's costs based on LBTT.

VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

Anti Money Laundering Regulations

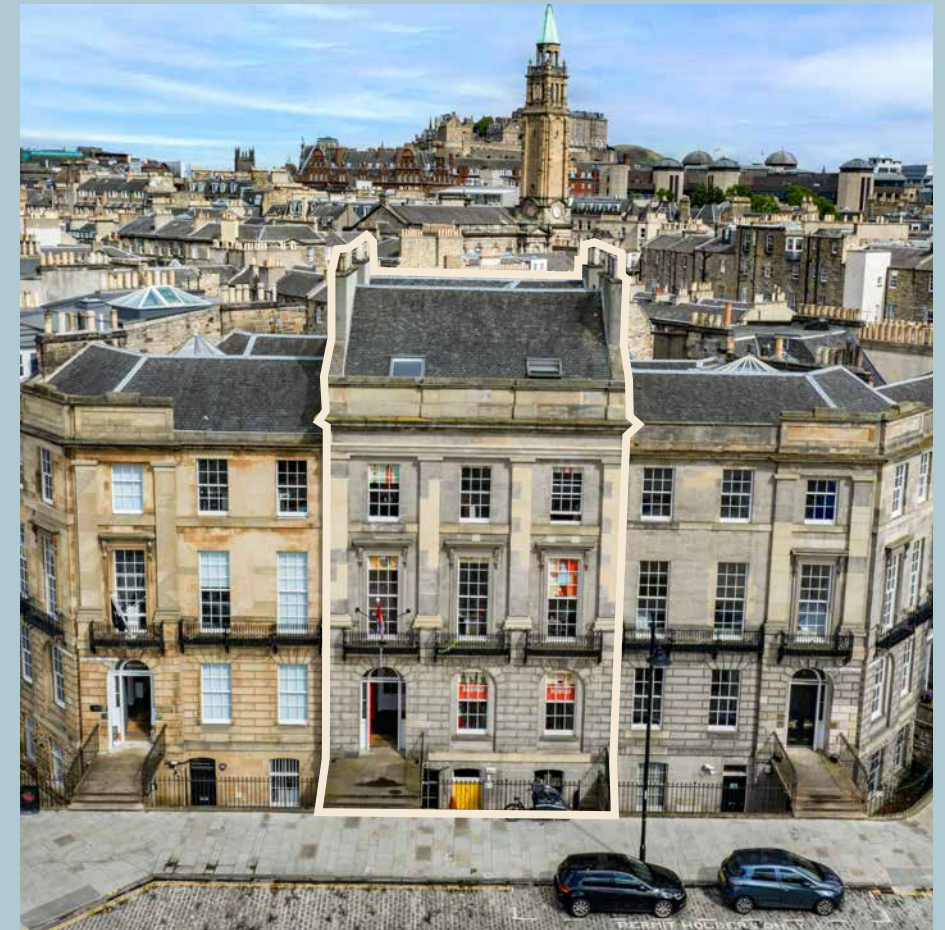
In accordance with Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.



Viewing & Further Information

Strictly by selling agents

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