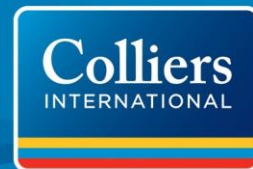


PRIME RETAIL UNIT – LEASE FOR SALE

EDINBURGH – 106 Princes Street, EH2 3AA

DUE TO RELOCATION



- Prime flagship store opportunity
- Alternative uses considered
- Available Q3, 2020

LOCATION

Edinburgh is Scotland's capital city, acting as the administrative and financial capital of Scotland. The city benefits from a resident population of approximately 495,000 persons, although draws on a wider catchment of circa 1.6million persons. In addition, the city is a global tourist destination and is the second most visited city in the UK after London, attracting some 4.26million tourists per annum.

The subjects are located in a prime location on Princes Street on the block bounded by Castle Street and Frederick Street. Retailers in the immediate vicinity include **Boots, Next, Cath Kidston, River Island** and **Debenhams**.

ACCOMMODATION

The subjects are arranged over basement, ground, first, second, third and fourth floor levels providing the following approximate floor areas and dimensions:

Gross Frontage	29' 3"	8.90 m
Net Frontage	25' 2"	7.66 m
Shop Depth	141' 2"	43.02 m
Ground Floor	2,801 sq ft	260.27 sq m
First Floor	2,164 sq ft	201.01 sq m
Second Floor	2,837 sq ft	263.54 sq m
Third Floor	1,539 sq ft	142.98 sq m
Fourth Floor	730 sq ft	67.82 sq m
Basement	1,180 sq ft	109.62 sq m

The subjects benefit from the use of a shared loading bay by the adjacent occupier (more details on request).

LEASE

The property is held on a FRI lease due to expire 16 January 2023 and are available by the way of a sub lease / assignation. There may be an opportunity to look at a new lease with the landlord.

RENT

Upon application.

RATES

We have been verbally advised by the Local Authority that the premises are entered in the Valuation Roll as follows:

Rateable Value:	£337,500
UBR 2018/19:	£0.516 exclusive of water & sewerage
Rates Payable:	£174,150 pa

All parties are advised to verify these figures with the Local Assessors office.

LEGAL COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC RATING

A copy of the EPC for the property is available on request.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

CONTACT US

Viewing is strictly by prior appointment with the sole letting agents, through:

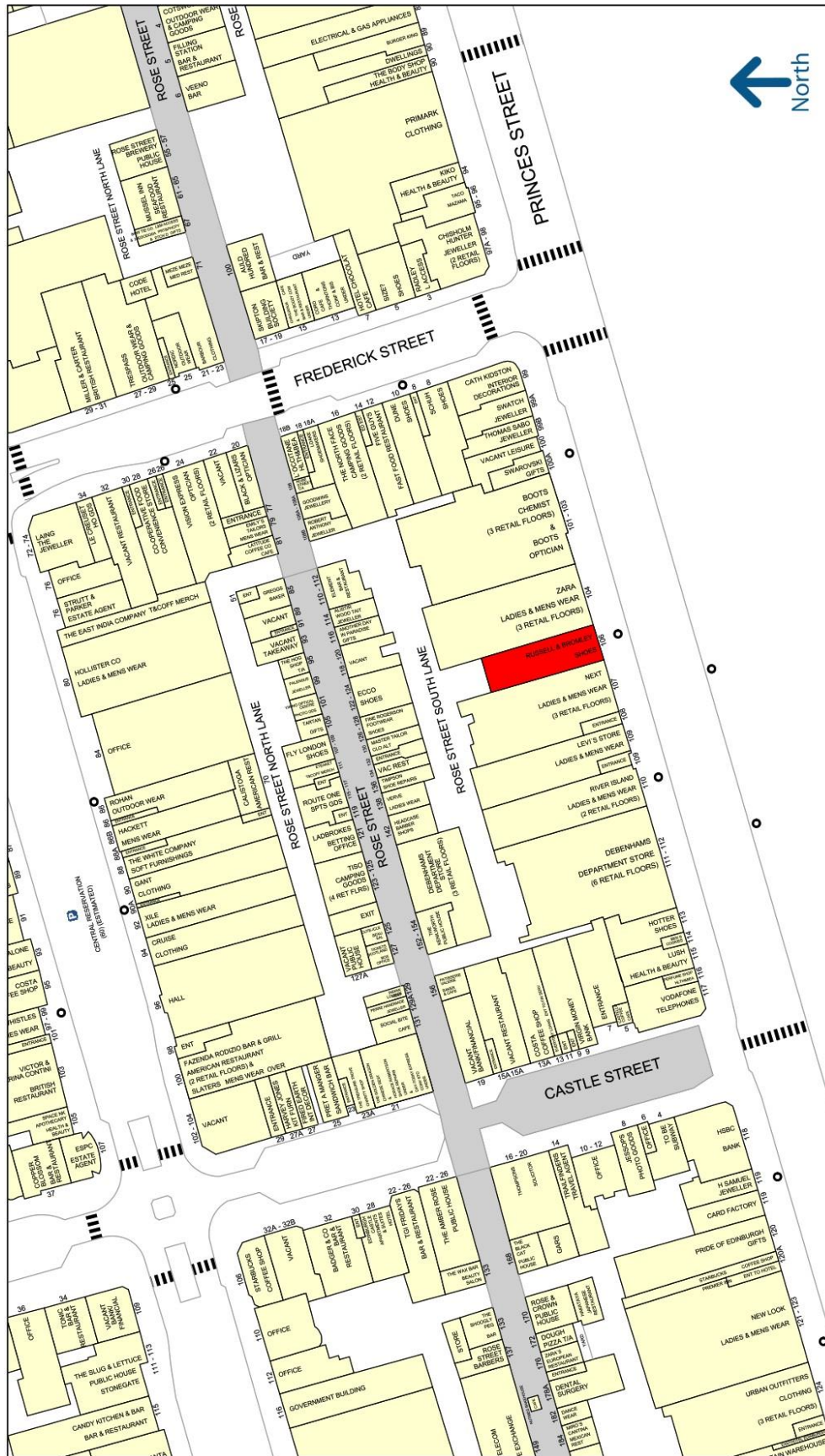
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