

To Let

Prime Retail/Restaurant Unit

(Subject to vacant possession – available from April 2024)

**127 Princes Street,
Edinburgh, EH2 4AD**



Location

- Edinburgh is Scotland's capital city as well as financial capital. It has a population of approximately 480,000 people and an estimated catchment population of 1.5 million.
- Edinburgh was voted 'Time Out' World's Best City 2022
- Edinburgh's population expected to increase 9% by 2030.
- 37% higher 'AB' social grade than UK average.

- 17% more 25-44 years olds than UK average
- Edinburgh generates an annual store comparison spend of £2.56Bn
- Edinburgh has GVA per capita 1.3x UK average for major cities.
- The subject premises occupy a prominent position towards the western end of Princes Street, Edinburgh's premier shopping street, with stunning views of Edinburgh Castle.
- Nearby occupiers include Waterstones, Urban Outfitters, Sports Direct/USC and Mountain Warehouse amongst others.



Description

The property comprises a retail unit over ground and basement floors:

Accommodation

The unit is arranged over ground and basement floors extending to the following approximate net internal floor areas:

Ground Floor	2,081 sqft	193.3sqm
Basement	1,552 sqft	144.2sqm

Rental

Upon application

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects is £120,500 from 1 April 2023.

Energy Performance Certificate

Energy Performance Certificate rating is available upon request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

Term

The property is available on a new full repairing and insuring lease subject to the Landlord securing Vacant Possession.

Planning

The unit benefits from Class 1a (Retail, Financial services etc) consent permitting change of use to Class 3 (Restaurant) as there is no residential dwelling within 1m of the subject premises.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for the Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewings

All viewings and further information is via the joint letting agents.

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or

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50 metres

Experian Goad Plan Created: 26/01/2024
Created By: HSA Retail Limited



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