



100% Prime George Street Fully Fitted Retail Unit Incentives Available

Rent: Available on Request

Ground Floor: 814 sq ft

Location

Edinburgh is Scotland's capital and main financial and administrative centre. The subject property is situated in the 100% prime block of George Street, between Frederick Street and Hanover Street in the heart of the city centre. The property comprises a self-contained retail unit over ground and basement floors. The unit is fitted out to an exceptional standard, incorporating a retail unit, barbers and coffee station. George Street is considered to be one of Edinburgh's best retailing pitches, with several high-end and designer fashion retailers represented. Nearby retailers include **Jack Wills**, **Seasalt**, **Hollister**, **Paperchase**, **Anthropologie**, **Fat Face**, **Sweaty Betty**, **Bobbi Brown** and **Lululemon**.

Accommodation

The premises are arranged over the ground and basement floors and comprise the following approximate net internal areas:
Ground Floor: **814 sq ft / 75.62 sqm**
Basement: **608 sq ft / 56.49 sqm**

Lease

The premises are currently held on an FRI lease expiring 25/02/2028 with a tenant only break option 25/02/2023 however we believe a new longer term deal may be agreed with the landlords.

Rates

Rateable Value: **£143,500**
UBR (2021/22): **£0.516**
Rates Payable: **£74,046 pa**

Service Charge / EPC / Planning

This property has a service charge of **£1,605 pa**, an EPC of C and Class 1 retail consent.

Legal Costs

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

LEASE AVAILABLE

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Viewing strictly by appointment with ORINSEN

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