



## Prime Retail Unit To Let

Subject to Vacant Possession

Rent: Offers over £75,000 pa

Total: 1,967 sq ft

## Location

Edinburgh is Scotland's capital with a population of circa 480,000 and an estimated catchment of 1.5m. The subjects occupy a prime retail location on George Street which has cemented itself as Edinburgh's premier fashion and leisure location. The subjects are located on the South side of the street and benefits from two entrances at upper ground and lower ground levels. Nearby occupiers include [Starbucks](#), [Me + Em](#), [Timberland](#), [Bobbi Brown](#), [Mint Velvet](#), [Anthropologie](#), [Lululemon](#) and [The Assembly Rooms](#) venue.

## Accommodation

The premises are arranged over upper and lower ground floor areas comprising the following approximate net internal areas:

Upper Ground Floor: 997 sq ft / 92.6 sqm  
Lower Ground Floor: 970 sq ft / 90.16 sqm  
Total: 1,967 sq ft / 182.76 sqm

## Lease

The premises are available by way of a new FRI lease, subject to vacant possession.

## Rent

Offers over £75,000 pa are invited.

## Rates

Rateable Value: £54,300  
UBR (2023/24): £0.511  
Rates Payable: £27,747 pa

## Planning / EPC

The premises benefit from having [Class 1A](#) (Retail) consent. An EPC Report is available on request.

## Legal Costs

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

## Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.



### Viewing strictly by appointment with ORINSEN

#### Andy Bain

T. 0131 374 1111  
M. 07770 524977  
E. abain@orinsen.com

#### Eric Young

T. 0131 374 1111  
M. 07823 883252  
E. eyoung@orinsen.com

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