TO LET

100A Princes Street
Edinburgh EH2 3AA



Prime Retail Unit - To Let

Rent: Offers Over £135,000 pa

Ground Floor: 639 sq ft

Location
Edinburgh is Scotland's capital city and the historic, administrative and financial centre of the country, as well as the home of the Scottish Parliament. The city has a resident population of approximately 520,000 persons and is one of the strongest retailing centres in the UK.

The subject property occupies a prime position on Princes Street on the block bounded between Frederick Street and Castle Street adjacent to the Red Carnation Hotel. Nearby occupiers include Boots, Swatch, Chisholm Hunter, Black Sheep Coffee, Five Guys and Kiko Milano.

Accommodation
The premises are arranged over ground and basement levels, comprising the following approximate net internal areas:

Ground Floor: 639 sq ft / 59.41 sqm
Basement: 779 sq ft / 72.33 sqm

Lease / Entry
The premises are available by way of a new FRI Lease, subject to vacant possession. Entry by arrangement.

Rent
Offers in excess of £135,000 pa are invited.

Rates
Rateable Value: £60,100
UBR (2024/25): £0.554
Rates Payable : £33,295 pa

Planning / EPC
The premises benefit from having Class 1A planning consent. The property has an EPC rating of E.

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 Regulations
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.

ORINSEN

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Viewing strictly by appointment through ORINSEN

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