# TO LET

113 Princes Street
Edinburgh EH2 3AA




## Prime Retail Unit - To Let
## Subject to Vacant Possession

## Rent: Offers Over £162,500 pa

## Ground Floor: 1,442 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 is strategically located on Edinburgh's premier retail street, benefiting from high visibility and footfall. It occupies a prominent position as part of a mixed-use block between Castle Street and Frederick Street. Nearby occupiers include Vodafone, Lush, Mor Bakehouse, Starbucks, Urban Outfitters and Ben's Cookies. The property also sits adjacent to the proposed 347 bedroom Ruby Hotel and 652 bed Zedwell Hotel, both of which are currently under construction

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

| | |
|---|---|
| Ground Floor: | 1,442 sq ft / 133.96 sqm |
| Basement: | 593 sq ft / 55.09 sqm |

### Rent
Offers in excess of £162,500 pa are invited.

### Lease
The premises are available by way of a new FRI lease, subject to vacant possession. The Landlords have the ability to gain vacant possession with the requisite notice.

### Rates
Rateable Value: £110,750
UBR (2025/26): £0.568
Rates Payable : £62,906 pa

### Planning / EPC
The premises benefit from having Class 1A planning 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 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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