ORINSEN

FOR SPACES THAT WORK

PRIME INVESTMENT FOR SALE

139A PRINCES STREET

EDINBURGH EH2 4BL

PRIME CITY CENTRE LEISURE INVESTMENT

LET TO KONGZ E LTD

HERITABLE TITLE

PRICE	NET INITIAL YIELD	NET INTERNAL AREA
Offers Over £1.55m	**7.60%**	**3,524 sq ft**
Heritable Interest	£125,000 pa passing rent	327.51 sqm · Ground & Basement

0131 374 1111

EXECUTIVE SUMMARY

OPPORTUNITY TO ACQUIRE A PRIME PRINCES STREET LEISURE INVESTMENT IN EDINBURGH CITY CENTRE.

Rare opportunity to acquire a prime investment in Edinburgh, the capital city of Scotland and one of the top retailing centres in the UK.

Princes Street is rapidly evolving into a truly mixed use thoroughfare, with an increasing number of units being converted to alternative uses including hotel, F&B and leisure.

Category A listed building situated within the Edinburgh New Town Conservation Area, arranged over ground and basement levels extending to 3,524 sq ft (327.51 sqm).

Located at the west end of Princes Street in close proximity to the flagship **Johnnie Walker** visitor experience, which has become a major tourist attraction and increased footfall in the west end.

Let to **Kongz E Ltd** on a full repairing and insuring lease expiring 30 November 2040, with an unexpired term of 14.66 years to expiry and no tenant break option.

Heritable Title (Scottish equivalent of English Freehold).

PROPOSAL

Offers over £1,550,000

Subject to contract and exclusive of VAT. A purchase at this level would show an investor a net initial yield of **7.60%** based on purchaser's costs of 6.26%. The vendor will provide a rental top-up on completion to cover any shortfall arising from rent-free periods.

£125,000 PASSING RENT PA	**14.66 yrs** UNEXPIRED TO EXPIRY
£115.10 ZONE A £ PSF	**3,524** SQ FT NIA

LOCATION



The subject property occupies a prominent position at the western end of Princes Street, close to the junction with Lothian Road and the wider Edinburgh West End – one of the city centre's busiest commercial and leisure districts, within a short walk of Charlotte Square, the Exchange District and Haymarket station.

- PRINCES STREET
- LOTHIAN ROAD
- CHARLOTTE SQUARE
- EXCHANGE DISTRICT
- HAYMARKET STATION
- JOHNNIE WALKER

EDINBURGH

SCOTLAND'S CAPITAL CITY

Edinburgh is Scotland's capital city and the most visited tourist and commercial destination in the UK after London, with an exceptional transport and communications network connecting it both internationally and with other cities throughout the UK.

The city boasts one of the strongest economies in the UK outside of London and is home to approximately 560,000 residents, with the wider catchment increasing to circa 1.36 million people. Edinburgh is widely recognised as a leading centre for financial services, technology, government and professional services, with major employers including global banking institutions, investment firms and public sector organisations.

The city benefits from a highly skilled workforce, supported by four internationally recognised universities, which collectively accommodate more than 60,000 students and contribute significantly to Edinburgh's talent pool and innovation economy.

Edinburgh continues to attract substantial levels of inward investment and consistently ranks amongst the most desirable cities in the UK in which to live, work and invest, underpinned by its strong business base, world-class education sector and high quality of life.

560,000
CITY RESIDENTS

1.36m
WIDER CATCHMENT

60,000+
STUDENTS





CONNECTIVITY & TOURISM

CONNECTIVITY

Rail – Edinburgh Waverley sits in the heart of the city centre and Haymarket within the West End, together providing regular services across Scotland and the wider UK.

Air – Edinburgh Airport lies approximately 8 miles west of the city centre and is Scotland's busiest airport, serving over 150 destinations worldwide with extensive domestic, European and long-haul connectivity.

Tram – The Edinburgh Trams network runs the length of Princes Street, linking the airport with the city centre via Haymarket and St Andrew Square. The recently completed Newhaven extension links the centre with Leith and the waterfront.

Bus – An extensive network operated primarily by Lothian Buses provides high-frequency services connecting residential, retail and commercial districts throughout the city.

Road – Easy access to the City Bypass (A720) links to Scotland's motorway network: M8 to Glasgow, M9 to Stirling and the north, A1 to East Lothian and Newcastle, and A90 / M90 to Fife, Perth and Dundee.

KEY RAIL JOURNEY TIMES

Glasgow	**48 mins**	Newcastle	**1 hr 25**
Manchester	**3 hrs 15**	Leeds	**3 hrs**
London	**4 hrs 20**		

TOURISM IN EDINBURGH

Edinburgh is one of the UK's leading international tourism destinations and continues to attract strong and growing visitor numbers. The city welcomed over 5 million overnight visitors in 2024, generating tourism expenditure in excess of £2.5 billion, with international tourism alone contributing more than £1 billion annually.

Tourism has grown steadily over the past decade, with visitor numbers across Edinburgh and the Lothians increasing by more than 25%, reflecting the city's global cultural appeal and accessibility.

The city hosts a world-renowned programme of cultural events including the Edinburgh Festival Fringe, International Festival and Hogmanay celebrations, which collectively attract millions of visitors each year and contribute hundreds of millions of pounds to the local economy.

Edinburgh's historic Old and New Towns form a UNESCO World Heritage Site, supporting a thriving tourism sector which underpins strong retail and leisure demand across the city centre, particularly along key thoroughfares such as Princes Street.

5m+	**£2.5bn**	**25%+**	**150+**
OVERNIGHT VISITORS 2024	TOURISM EXPENDITURE	GROWTH IN THE REGION	AIRPORT DESTINATIONS

F&B / LEISURE MARKET IN EDINBURGH

Edinburgh has one of the strongest food, beverage and leisure markets in the UK outside of London, supported by a large resident population, a substantial student base and a significant professional workforce within the city centre.

The city centre accommodates a diverse mix of international operators, national brands and independent concepts across the restaurant, bar, café and experiential leisure sectors. Operators continue to target prominent city centre locations capable of benefiting from strong daytime footfall alongside the city's well-established evening economy.

The strength of the market is further reinforced by a number of high-profile leisure and visitor attractions including the **Johnnie Walker Princes Street**, alongside a wide range of hotels, bars, restaurants and entertainment venues which collectively support year-round activity across the city centre.

As a result, well-located properties within Edinburgh's core retail and leisure districts continue to attract strong demand from food, beverage and experiential leisure operators seeking high-profile trading locations.

2nd
STRONGEST F&B MARKET IN THE UK

Year-round
DAYTIME AND EVENING ECONOMY



PRINCES STREET

A PRIME LOCATION

Princes Street forms part of Edinburgh's prime retail core and is widely regarded as the city's principal retail thoroughfare. The subject property occupies a prominent position at the western end of Princes Street, close to the junction with Lothian Road and the wider Edinburgh West End, one of the city centre's busiest commercial and leisure districts.

The immediate surrounding area includes a number of landmark attractions and hospitality destinations including the **Johnnie Walker Princes Street** and the iconic **The Caledonian Edinburgh** Curio Collection by Hilton, both of which contribute significantly to footfall within the West End of the city centre.

The street accommodates a strong mix of national and international retailers including **Apple**, **Primark**, **Marks & Spencer** and **Boots**, alongside other prominent occupiers such as **Superdrug**, **H&M** and **Uniqlo**.

Princes Street benefits from excellent connectivity, with the Edinburgh Trams running the length of the street and linking directly to Edinburgh Airport and Edinburgh Waverley railway station. The property therefore occupies a highly prominent city centre position benefiting from strong pedestrian flows and immediate access to Edinburgh's principal retail, leisure and commercial destinations.





DESCRIPTION

The subjects comprise an attractive mid-terraced building forming part of the historic and highly prominent Princes Street streetscape, located within the West End of the pitch. The property is Category A listed and situated within the Edinburgh New Town Conservation Area, reflecting its significant architectural and heritage importance.

The property benefits from an impressive traditional stone façade, incorporating large glazed display windows at ground floor level, providing excellent natural light, strong branding opportunities and exceptional visibility onto Princes Street. The frontage ensures a commanding presence on one of Edinburgh's busiest and most internationally recognised retail thoroughfares, benefiting from consistently high levels of footfall from both tourists and local occupiers.

139A Princes Street is let to **Kongz E Ltd** trading as Kongz, operating as a dynamic quick service restaurant concept serving burgers, shakes and other fast-casual offerings. The accommodation is arranged over ground and basement levels, extending to 3,524 sq ft (327.51 sqm), and is fitted out to the tenant's modern corporate specification.

Category A
LISTED BUILDING

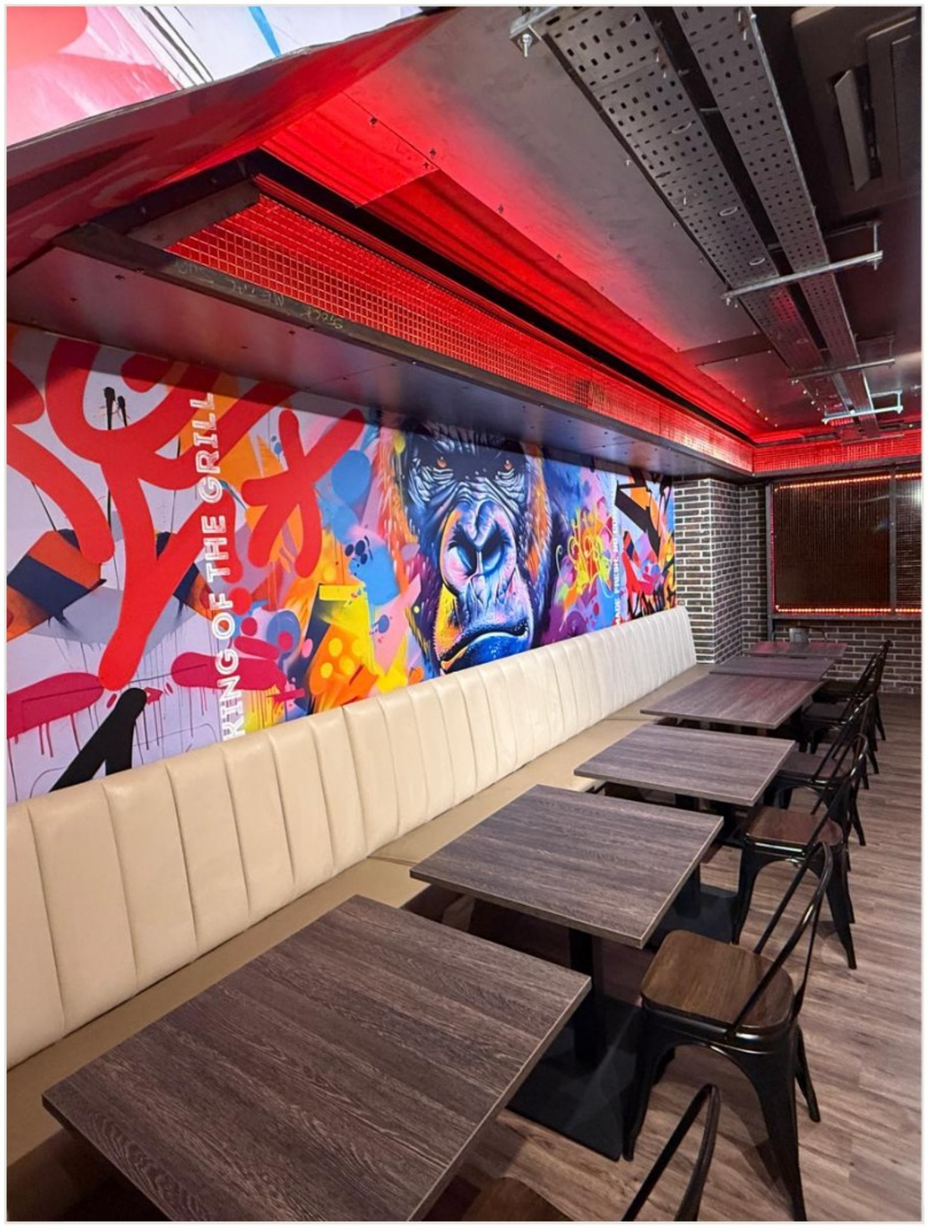
New Town
CONSERVATION AREA

17.65 ft
GROSS FRONTAGE



THE FIT OUT

The unit is extensively fitted out in Kongz's corporate branding across both floors, comprising a ground floor dining area and food collection counter, a commercial kitchen and chef's area, with further dining, storage and sanitary accommodation at basement level.







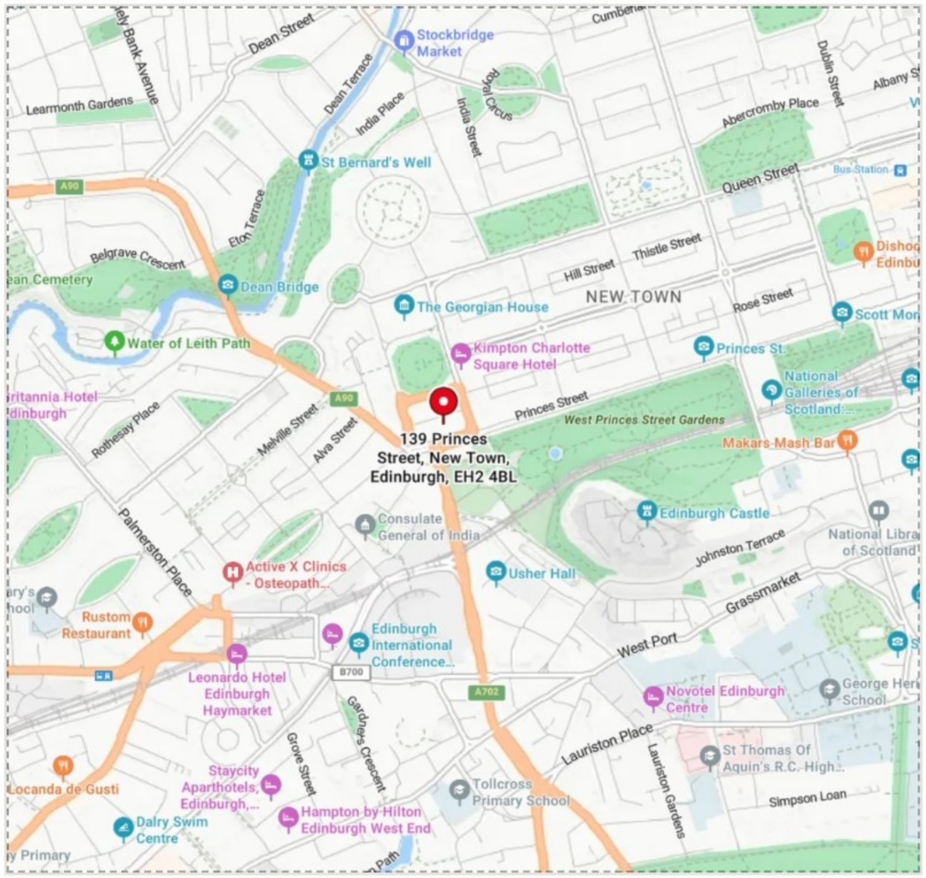


ACCOMMODATION

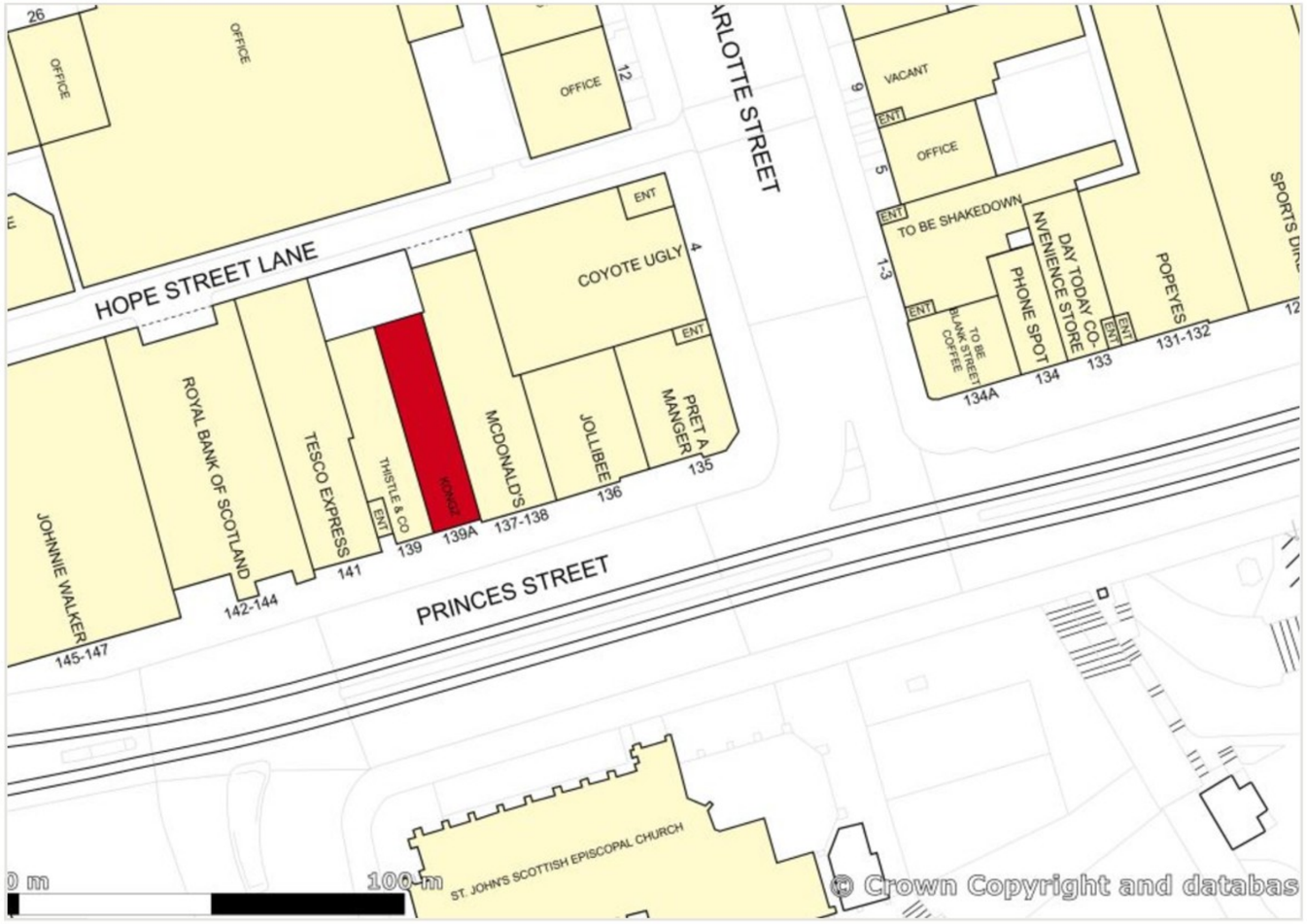
The property has been measured in accordance with the guidelines as described in the 6th edition of the RICS Code of Measuring Practice. The measured areas are summarised as follows:

FLOOR	AREA (SQ FT)	AREA (SQ M)
Ground	1,834	170.45
Basement	1,690	157.06
Total	**3,524**	**327.51**

LOCATION MAP



LOCATION PLAN



GROSS FRONTAGE	NET FRONTAGE	ITZA
17.65 ft	**15.68 ft**	**1,086**
5.38 m	4.78 m	sq ft

TENANCY SCHEDULE

TENANT	UNIT	SIZE (SQ FT)	ITZA (SQ FT)	RENT (£/PA)	ZONE A (£ PSF)	LEASE START	LEASE EXPIRY	WAULT (E)	NEXT REVIEW	BREAK
Kongz E Ltd	139A	**3,524**	1,086	**£125,000**	£115.10	01/12/2025	30/11/2040	14.66	01/12/2030	N/A

Comments. The tenant will receive a 12 month rent free period from the date of entry. Rent reviews are 5 yearly to OMV. Deposit of £75,000 incl. VAT held until the end of year 5. The lease is subject to a schedule of condition.

ADDITIONAL INFORMATION

PROPOSAL

Offers over £1,550,000

Subject to contract and exclusive of VAT. A purchase at this level would show an investor a net initial yield of **7.60%** based on purchaser's costs of 6.26%. The vendor will provide a rental top-up on completion to cover any shortfall arising from rent-free periods.

VAT

The property is elected for VAT, however, it is envisaged the transaction will be treated as a T.O.G.C. (Transfer of a Going Concern).

EPC

EPC Report is available on request.

VIEWING

Strictly by appointment through the sole agents.

ANTI-MONEY LAUNDERING

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the Regulations.

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PRIME INVESTMENT FOR SALE

139A PRINCES STREET

EDINBURGH EH2 4BL



SOLE AGENT

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Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **VAT:** The VAT position relating to the property may change without notice. August 2026.