TO LET

73 George Street
Edinburgh EH2 3EE



Prime City Centre Retail Or Restaurant Opportunity
To Let
Currently under redevelopment
Entry available May 2026

Ground Floor: 2,034 sq ft

Rent: On Application

Location

Edinburgh is Scotland's capital city and has a population of 507,000 and is one of the strongest retailing centres in the UK, dominating its catchment of 1.6 million. Edinburgh is the second most visited city in the UK with over 4 million visitors a year.

The subject property occupies a highly prominent prime position on what is considered one of Edinburgh's most exclusive and prime retail and leisure pitches, George Street, in the section bound by Frederick Street and Castle Street.

George Street has developed into a vibrant mixed use destination, accommodating high quality retail and restaurant operators including RM Williams, Whistles, Knoops, Hamilton & Inches, Free People, Laings the Jewellers, White Company, Gant, Space NK, Cafe Andaluz, Paesano Pizza and Fazenda.

Description

The subjects occupy a prime position on the north side of George Street, and post redevelopment will have a new granite facade with direct access from street level. The internal space is to be refurbished to a shell and core specification aligning with the wider redevelopment of the building.

The accommodation is arranged over ground and basement levels, with the upper floors currently being transformed into 23 luxury serviced apartments to complement the 26 apartments our clients run next door in the Righ Residences.

Accommodation

The premises are arranged over ground and basement levels and will comprise the following approximate net internal areas:

Ground Floor:	2,034 sq ft / 189 sqm
Basement:	958 sq ft / 89 sqm

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Lease
The premises are available on the basis of a new full repairing and insuring lease for a minimum of 10 years, subject to five yearly upward only rent reviews.

Rent
On Application.

Rates
To be assessed.

Planning
The premises benefit from having Class 1A consent. Other uses including that of Class 3 restaurant consent may be available, subject to a change of use from the local planning authority.

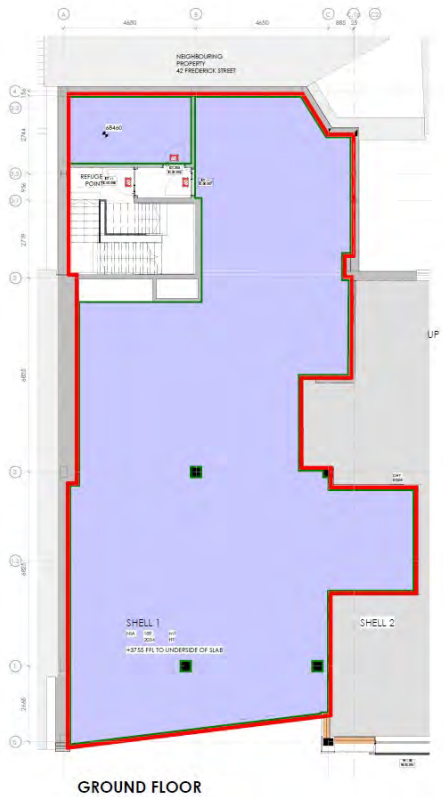
Timing
Entry available on conclusion of legal missives following completion of landlord works c.May 2026.

EPC
EPC Report is available on request.

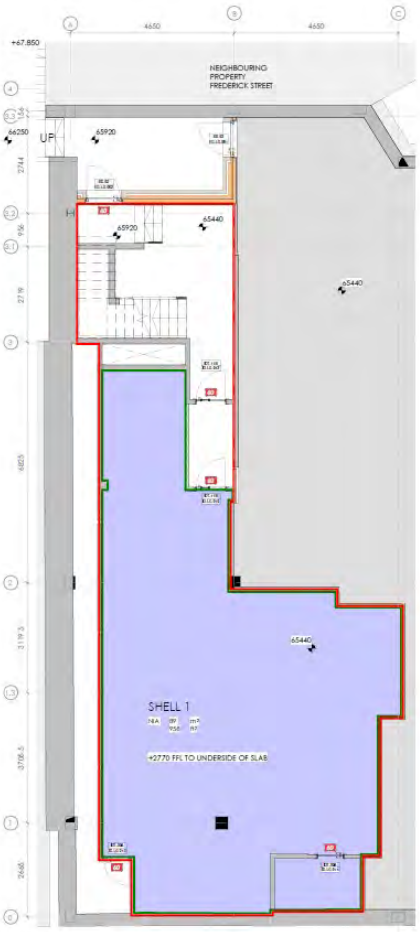
Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

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.





GROUND FLOOR



LOWER GROUND

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