TO LET

74 - 75 Princes Street
Edinburgh EH2 2DF



100% Prime Retail Unit - To Let Subject to Vacant Possession

Rent: Offers over £160,000 pa

Ground Floor: 653 sq ft

Location
The subjects are situated in the east end of Princes Street, Edinburgh's principal retail thoroughfare occupying a 100% prime position bounded by Hanover Street to the west and South St David Street to the east. This busy thoroughfare benefits from excellent transport links with nearby tram stops and a number of bus stops on the block.

The subjects are less than a 5 minute walk from Edinburgh St James Quarter and Multrees Walk and close to the Waverley Market Shopping Centre. Nearby occupiers include Uniqlo, Blank Street Coffee, Fraser Hart, Bella Italia and M&S.

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

Ground Floor: 653 sq ft / 60.69 sqm
Basement: 673 sq ft / 62.55 sqm

Lease / Entry
The premises are available, subject to vacant possesion, by way of a new FRI lease from August 2027.

Rent
Offers in excess of £160,000 pa are invited.

Rates
Rateable Value: £88,900
UBR (2026/27): £0.535
Rates Payable : £47,562 pa

Planning / EPC
The premises benefit from having Class 1A 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

90A George Street, Edinburgh EH2 3DF
T: 0131 374 1111 info@orinsen.com orinsen.com

TO LET

74 - 75 Princes Street
Edinburgh EH2 2DF



Viewing strictly by appointment through ORINSEN

Andy Bain
T. 0131 374 1111
M. 07770 524 977
E. abain@orinsen.com

Important Notice
ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Published: June 2026