TO LET

127 Princes Street
Edinburgh EH2 4AD



Prime Retail Unit To Let
*Subject to Vacant Possession

Rent: Offers over £144,000 pa

Ground Floor: 2,081 sq ft / 193.40 sqm

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 subjects occupy a prominent position on Princes Street, one of the most sought-after destinations in the city centre with an annual footfall in excess of 15 million people. The subject property occupies a prime position between its junctions with South Charlotte Street to the west and Castle Street to the east. Nearby occupiers include Popeyes, Urban Outfitters, Sports Direct, Starbucks, The Works and McDonald's.

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

Ground Floor:	2,081 sq ft / 193.40 sqm
Basement:	1,552 sq ft / 144.24 sqm

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

Rent
Offers over £144,000 pa exclusive of VAT are invited.

Rates
Rateable Value:	£131,500
UBR (2026/27):	£0.548
Rates Payable:	£72,062 pa

Planning / EPC
The premises benefit from having Class 1A consent. An EPC report is available on request.

Legal Costs
Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and 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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