TO LET

109 Princes Street
Edinburgh EH2 3AA



Prime Retail Property To Let
Subject to Vacant Possession

Rent: Offers over £180,000 pa

Ground Floor: 1,429 sq ft / 132.76 sqm

Location
Edinburgh, Scotland's capital city has a resident population of 525,000 people and is one of the strongest retailing centres in the UK. Princes Street is Edinburgh's prime high street retail thoroughfare. The subjects occupy a prime position within the street benefiting from significant pedestrian flows throughout the year. Nearby occupiers include Urban Outfitters, Boots, Hotter Shoes, Lush and Vodafone. The property also sits adjacent to the proposed 347 bedroom Ruby Hotel development which is currently under construction.

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

Ground Floor Sales: 1,429 sq ft / 132.76 sqm
Basement: 840 sq ft / 78.04 sqm

Lease
The premises are available by way of a new FRI lease.

Rent
Offers over £180,000 pa exclusive of VAT are invited.

Rates
Rateable Value: £122,000
UBR (2026/27): £0.548
Rates Payable: £66,856 pa

Planning / EPC
The premises benefit from having Class 1A consent. The property has an EPC rating of B.

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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