

88

Princes Street
Edinburgh
EH2 2ER

**CLASS 3
RESTAURANT
CONSENT
APPLIED FOR**



- **Prime Opportunity**
- **100% prime pitch close to Primark and opposite the Castle**
- **Never been vacant for 25 years**
- **Unique return frontage**

To Let
5,614 sq ft
Leisure /
Retail Unit

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Edinburgh is one of the strongest retailing centres in the UK with a population of over 530,000 people.



Princes Street is Edinburgh's main retailing thoroughfare with footfall of 13 million shoppers per year (pre pandemic).



Other occupiers located nearby include Primark, Burger King, Superdrug and Boots.



It is the second most visited city in the UK with over 3.85 million tourists per year.



The property occupies a 100% prime location within Princes Street



The city also benefits from an affluent local population and large student numbers.





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Accommodation

The property extends to the following areas and dimensions:

Gross Frontage	28ft 2in	8.58m
Net Frontage	24ft 10in	7.57m
Return Gross Frontage	7ft 7in	2.31m
Return Net Frontage	5ft 11in	1.80m

Ground Floor	3,020 sq ft	280.56 sq m
Basement	2,594 sq ft	240.98 sq m

First and second floor accommodation can be made available by separate negotiation.



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Terms

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed, incorporating upward only rent reviews.

Rent

Upon application.

Rates

The property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('21/22):	c. £324,500
Rates Payable:	£167,442

EPC

The property has been assessed as Band D. A copy of the Certificate is available upon request.

VAT

The property has been elected for VAT therefore VAT will be chargeable on the rent.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing / Further Information

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