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71 George
Street

Exceptional retail/leisure
opportunity in the heart
of Edinburgh

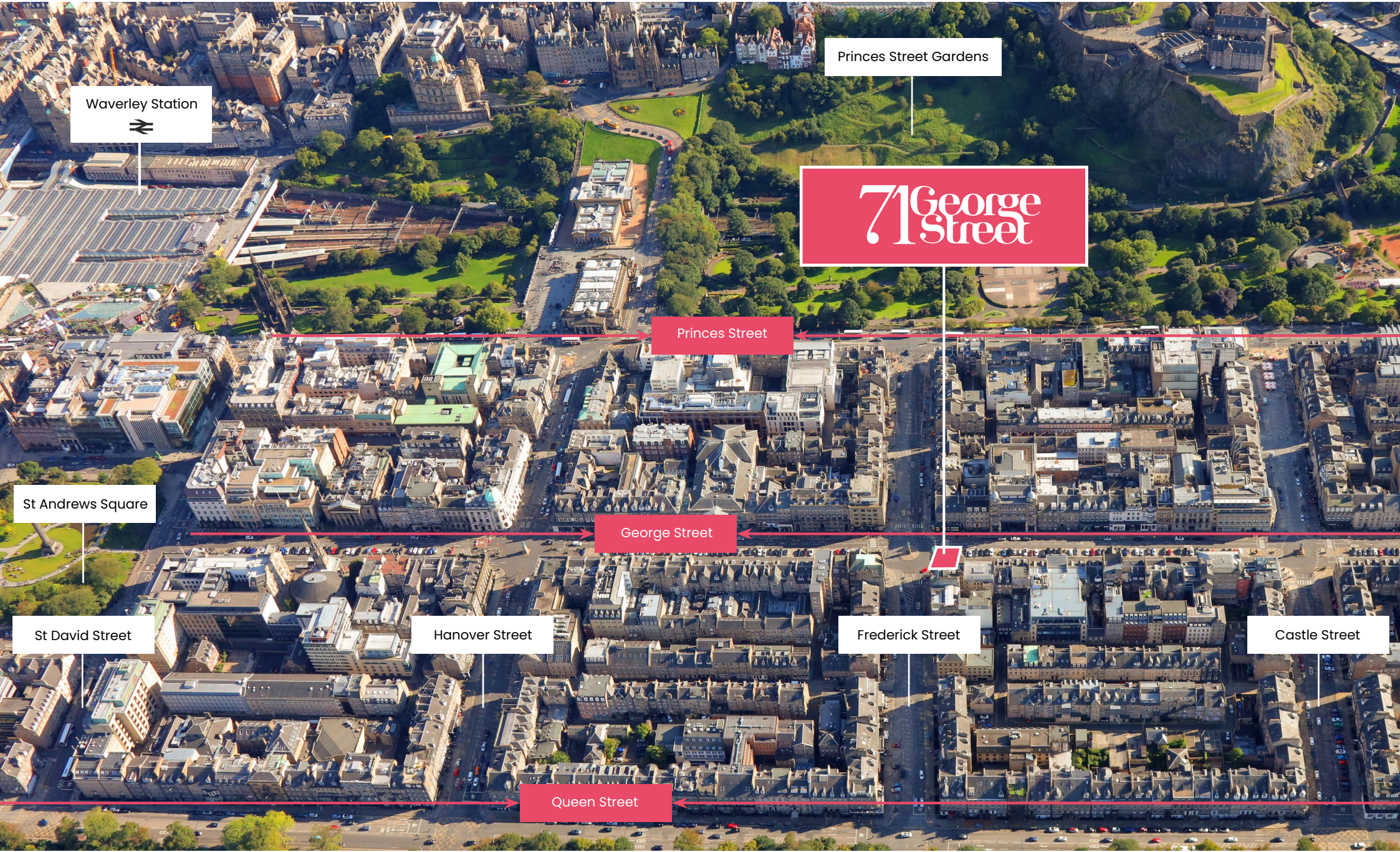
Welcome to the sunny side of the street

71 George Street occupies a prime corner location on Edinburgh's premier shopping street, home to some of the UK's most iconic brands including Aspinalls of London, LK Bennett, Hobbs, Bobbi Brown, TM Lewin, Church's and Anthropologie.

With **3,929 sq ft (365 sq m)** of south facing space over ground and basement levels available to let, this is a rare opportunity within Edinburgh's 'Golden Rectangle'.







Waverley Station

Princes Street Gardens

71 George Street

Princes Street

St Andrews Square

George Street

St David Street

Hanover Street

Frederick Street

Castle Street

Queen Street



The Building

71 George Street is a Grade A listed building comprising basement, ground and four upper levels where there are plans in place to convert the space to luxury serviced apartments.



4

Michelin starred restaurants in Edinburgh



68%

of visitors to Edinburgh surveyed listed Shopping as a key reason for visiting



In the neighbourhood

71 George Street is located close to an outstanding range of hotels, bars, cafes and restaurants, as well as hosting some of the UK's best-known luxury brands.

Edinburgh's vibrant retail and leisure sectors consistently outperform the UK average, and the city welcomes almost 4 million visitors every year.









Getting there





















71 George Street has excellent transport links with both Edinburgh Bus Station in St Andrew Square and Waverley Railway Station within a few minutes' walk. The Princes

Street and St Andrew Square tram stops are also a short walk away, and there are numerous bus routes running along George, Princes and Frederick Streets.

-  **2 minute walk**
To nearest bus stop
-  **5 minute walk**
To nearest tram stop

-  **10 minute walk**
To train station
-  **25 minute drive**
To Edinburgh Airport



-  Tram Stop
-  Tram Route
-  1 Jo Malone
-  2 GANT
-  3 Hackett
-  4 Hollister
-  5 All Saints
-  6 Jack Wills
-  7 Church's
-  8 lululemon
-  9 Kiehls
-  10 Laura Ashley
-  11 Hobbs
-  12 Charles Tyrwhitt
-  13 TM Lewin
-  14 Anthropologie
-  15 Molton Brown
-  16 Marks & Spencer
-  17 Jenners
-  18 Harvey Nichols

Accommodation

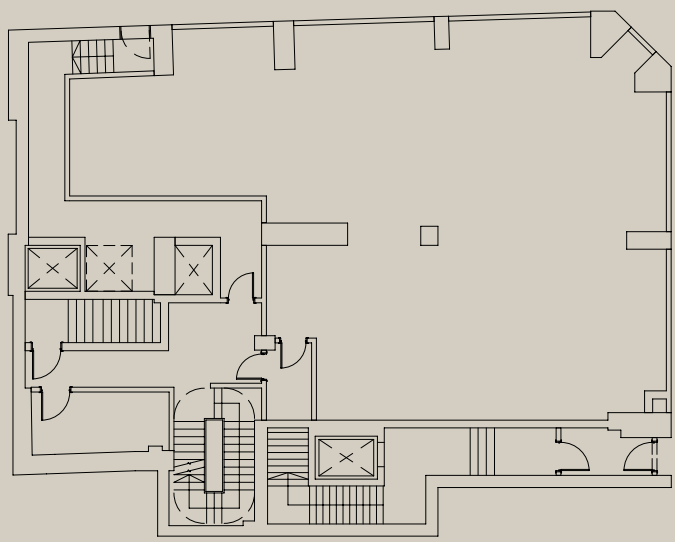
We have measured the subject premises in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Floor	Sq ft	Sq m
Basement	1,744	162
Ground	2,185	203
Total	3,929	365



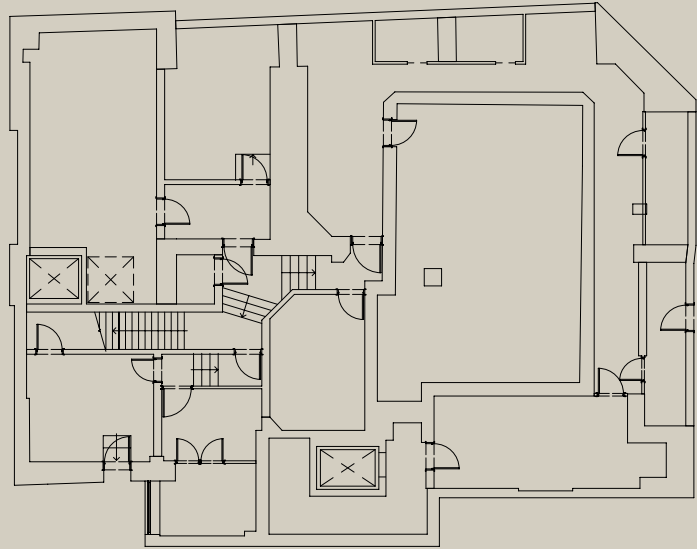
Ground Floor

2,185 sq ft / 203 sq m



Basement

1,744 sq ft / 162 sq m



Terms & Conditions



Further Info

Some further information including floor plans and design statements and quoting terms are available from the sole agent.

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Particulars dated June 2020 Photographs and videos dated June 2020

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