

LEASE FOR SALE

RETAIL / OFFICE PREMISES

24-25 PRINCES STREET, EDINBURGH, EH2 2AN

LOCATION

Edinburgh is Scotland's capital city, with a population of approximately 480,000 people and an estimated wider catchment in the region of 1.5 million.

The City has an affluent population and a strong tourist catchment.

The premises are situated in a 100% prime location, rarely available on Princes Street, with return frontage onto South Saint Andrew Street. Nearby occupiers include Topshop, H&M, Apple, O2, Holland & Barrett, Foot Locker and Barclays.

DESCRIPTION

The premises comprise a prominent corner retail unit with return frontage on to St Andrew Street. Arranged over ground, basement and first floor of a substantial 4 storey building.

RENT

The passing rent is £286,250 per annum.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Ground Floor	1,288 sq ft	119.62 sq m
Basement	248 sq ft	23.01 sq m
First Floor	156 sq ft	14.53 sq m
Total	1,692 sq ft	157.16 sq m

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll (2019/20) as follows:

Rateable Value	£261,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.516
Rates Payable	£134,676 pa



LEASE TERMS

The property is available by way of a sublease or assignment arrangement. The current lease is due to expire in 12 April 2021, however an extension to the term can be explored.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming tenant will be responsible for any LBTT and any VAT incurred thereon.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available upon request.

TERMS

Subject to covenant, incentives are available with further details on request.

VIEWING

Strictly by appointment only through the sole letting agent.

PETER HUTTON

0141 266 0240

07585 509 466

peter@canningvaleproperty.co.uk

CUSHMAN & WAKEFIELD

199 St Vincent Street,

Glasgow G2 5QD

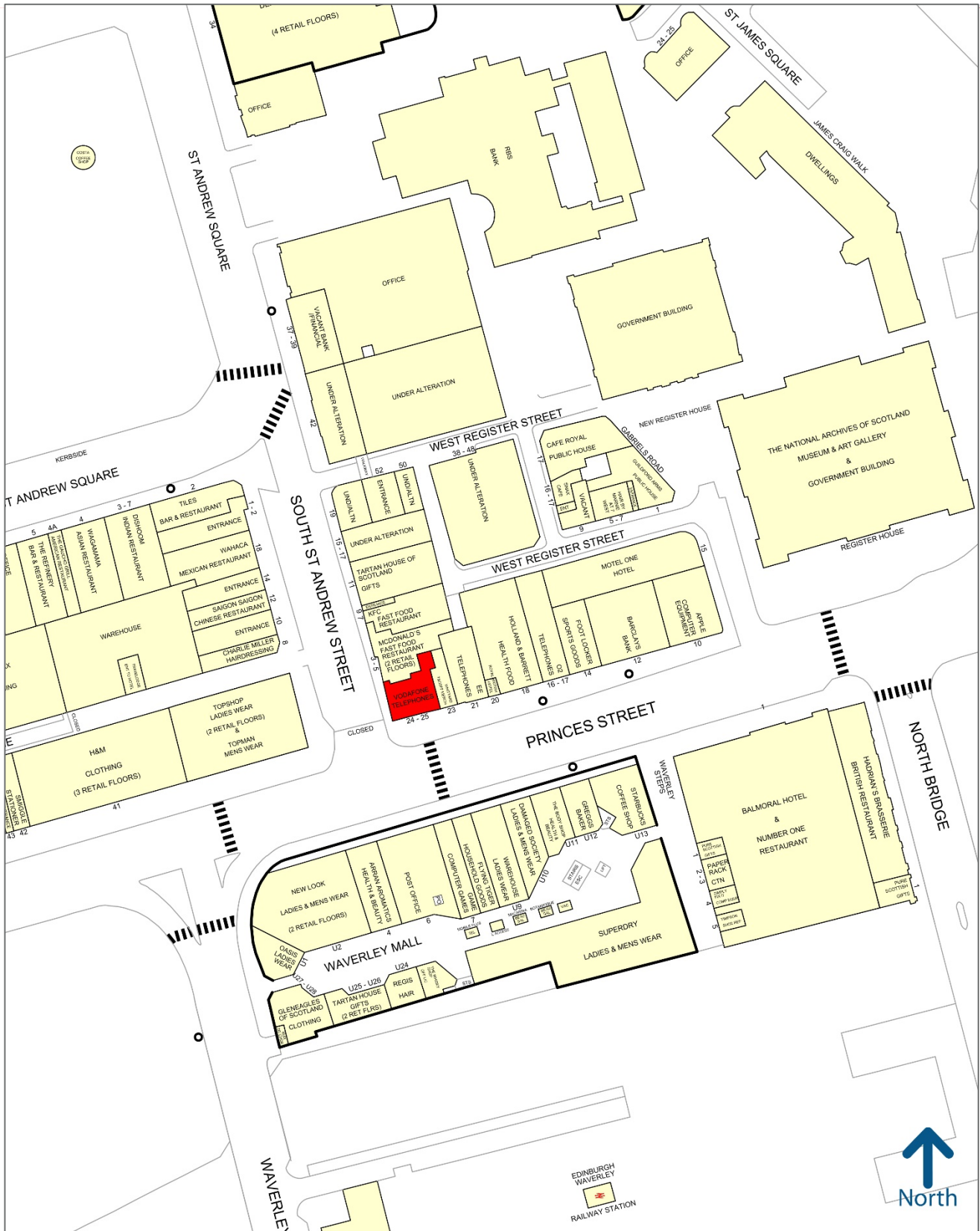
+44 207 152 5000

cushmanwakefield.com

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