



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Shop Unit

109-109A George Street
Edinburgh EH2 4JW



LOCATION

Edinburgh is Scotland's capital city, with a population of approximately 480,000 people and an estimated catchment of 1.5 million. Over 13 million tourists visit Edinburgh each year making it the second most visited city in the UK after London. George Street is located in the heart of the City Centre and is Edinburgh's prime aspirational retail and leisure pitch.

The subjects occupy a prominent corner position on the north side of George Street at the junction with North Castle Street. George Street has developed into a vibrant mixed use destination, accommodating a mix of both high quality retail and restaurant operators, in the surrounding area including **Space NK, Whistles, Thomas Pink, Optical Express, Fazenda, Chaophraya, Starbucks** and **Costa**.

DESCRIPTION

The subject property is arranged over ground floor and basement of a five storey Grade B listed building of traditional stone construction under a pitched and slated roof. The property benefits from frontage onto George Street and North Castle Street. The ground floor provides an open plan retail area to the front with office space to the rear. The basement comprises a staff room, male and female toilets as well as various storage rooms. Heating is provided by gas central heating.

ACCOMMODATION

The unit is arranged over ground and basement floors and extends to the following approximate net internal floor areas:

Ground Floor	2,528 sq ft	(234.86 sq m)
Basement	999 sq ft	(92.81 sq m)
Total	3,527 sq ft	(327.67 sq m)

PLANNING

The property has been operating as a bank, therefore we understand has Class A2 Planning Use, providing permitted change to Class A1 (Shops). Interested parties should make their own enquiries to Edinburgh City Council.

LEASE

The subjects are available on the basis of an assignment or sublease of the existing lease expiring 17 December 2037.

RENT

The current passing rent is **£185,900 per annum** exclusive, subject to annual RPI uplifts.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£137,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2018/19 of **£69,322**.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the 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.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641 or our joint letting agents GVA - 0131 469 6031.

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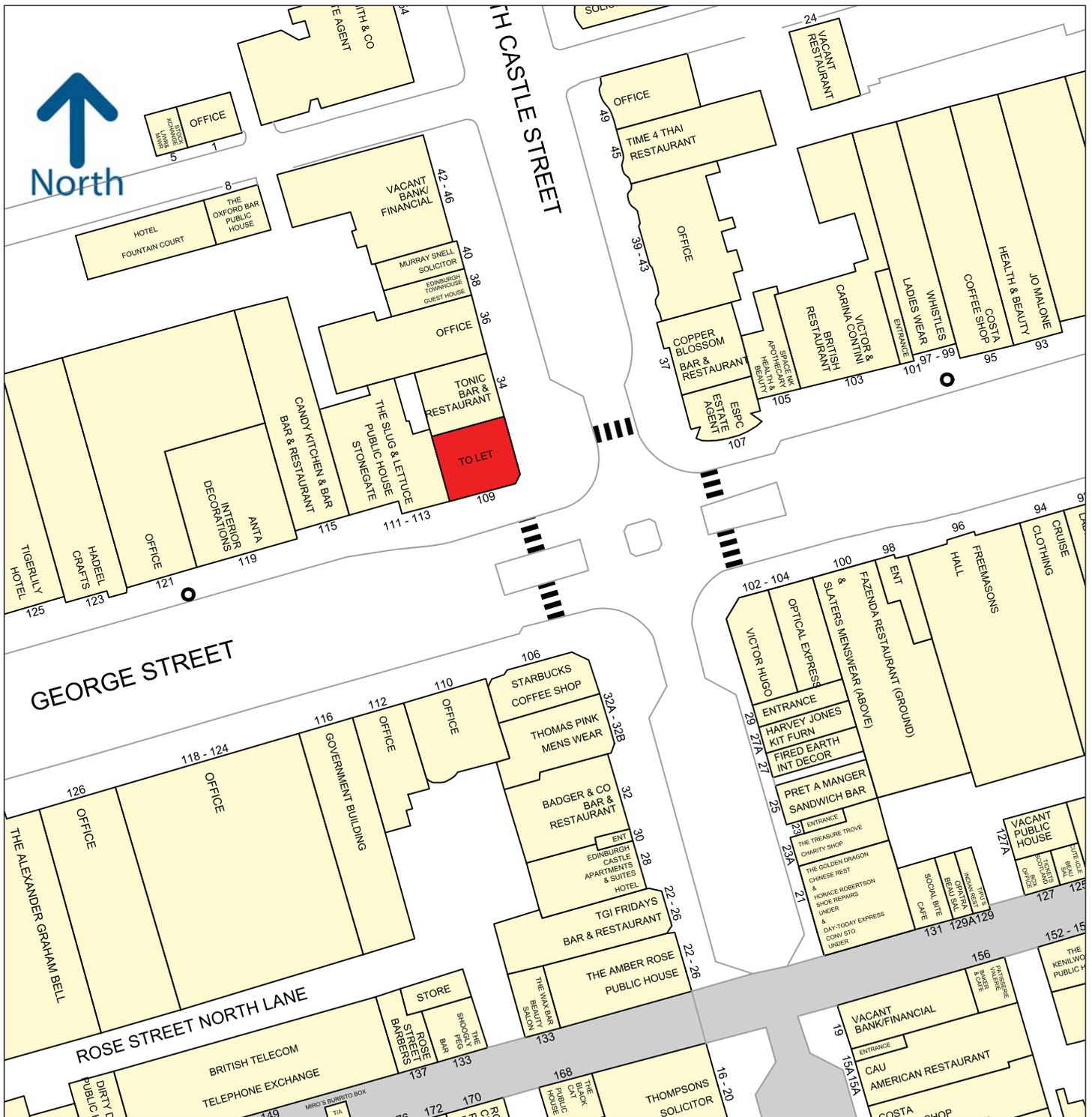
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