



TO LET/MAY SELL

27-31 Shandwick Place
Edinburgh EH2 4RG

- Prime retail unit
- Class 3 planning consent approved
- 2,919 sq ft
- Available immediately

Location

Shandwick Place is a continuation of Princes Street, Edinburgh's prime retailing destination heading west. This is a busy retailing destination with both local residents, commuters and tourists to the city.

The property is situated on the south side of Shandwick Place close to the intersection with Princes Street and Lothian Road where the brand new flagship **Johnnie Walker** visitor centre, expected to open in late 2020/ early 2021, is located. This new venue is the centrepiece of a £150 million investment by Diageo to transform their Scotch Whisky visitor experiences at distilleries around Scotland.

Shandwick Place offers a strong mix of local and national occupiers including **VPZ, Coral, Travelodge Hotel, Optical Express, Sainsbury's Local** and **Specsavers**.

Accommodation

The subjects provide an L-shaped Class 1 retail unit arranged over ground and basement floors (see plans overleaf). The subjects comprise the following approximate areas:

Ground Floor	2,519 sq ft	(234.02 sq m)
Basement	400 sq ft	(37.16 sq m)

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 3 (Food & Drink) consent. Interested parties are advised to speak directly to the Local Planning Authority.

Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

Rent

Offers in excess of £55,000 per annum are invited.

Price

On application.

Rating

To be reassessed.

Energy Performance Certificate

Available upon application.

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 incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

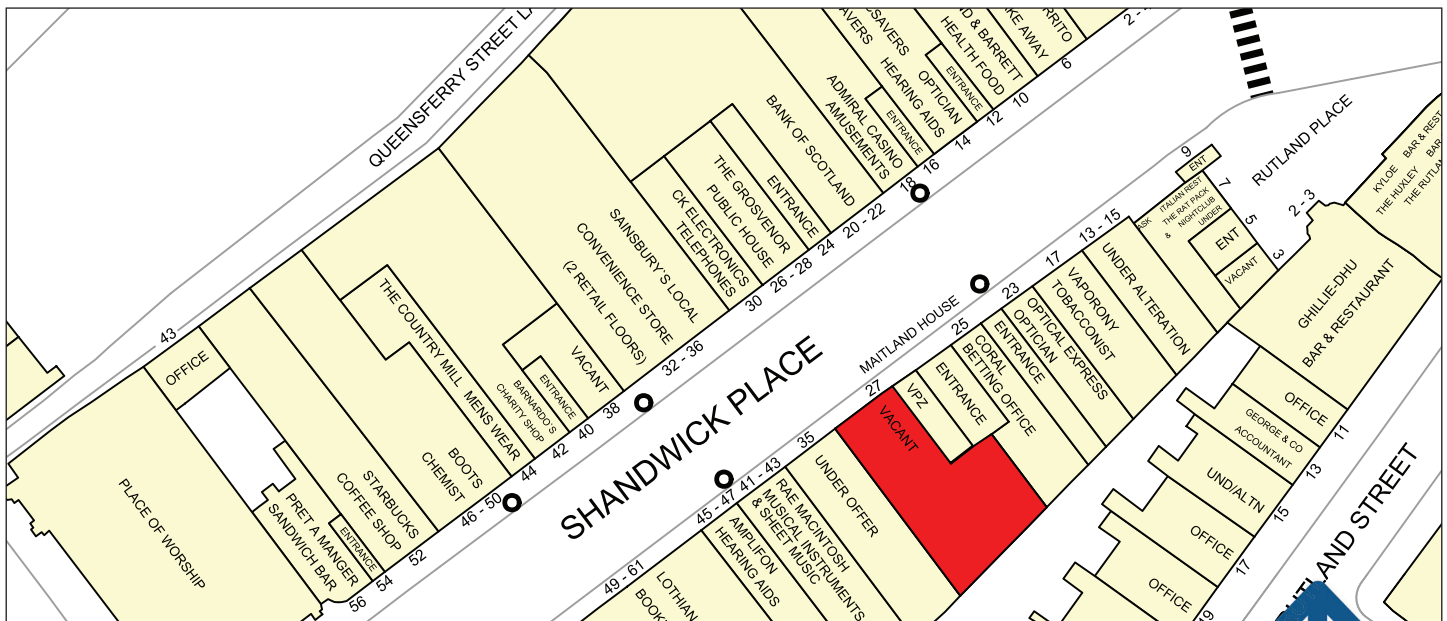
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or our joint letting agents Ewan Mackay - 0141 226 1662.

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CHARTERED SURVEYORS

27-31 Shandwick Place, Edinburgh EH2 4RG



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