

TO LET

28 Rose St Edinburgh EH2 2QA

Ground Floor
2591 sqft
Lower Ground
4208 sqft
TOTAL
6799 sqft

Leisure / Retail Opportunity

Potential for
Subdivision



Location

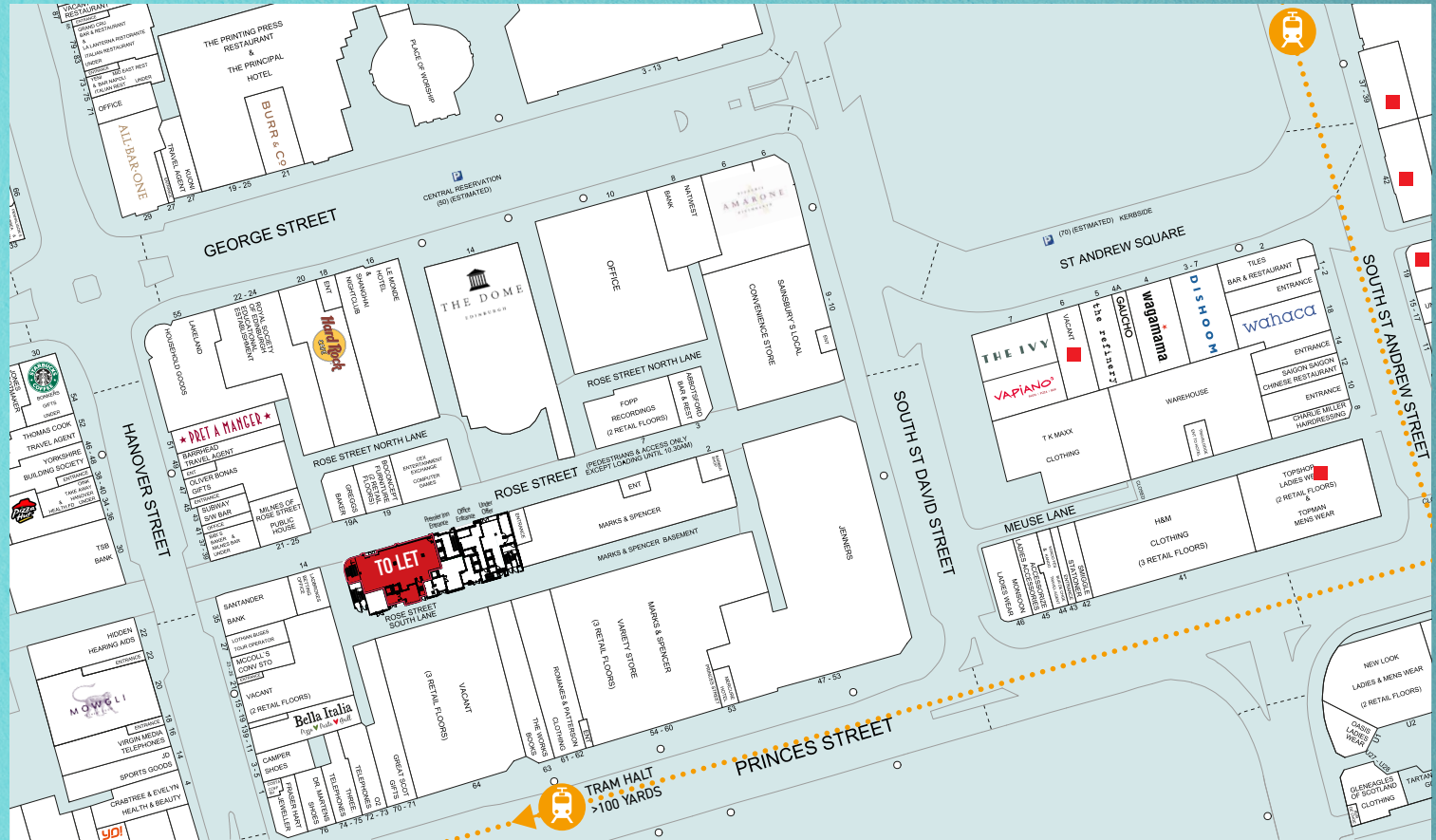
The City is renowned for its historical and cultural attractions and was accredited in 1995 as a World Heritage Site by UNESCO. It draws a huge number of visitors each year with its world famous Edinburgh Arts Festival and popular Christmas Markets, which have helped to make Edinburgh the United Kingdom's most popular tourist destination after London.

Rose Street forms one of the major retailing locations in the heart of Edinburgh's City Centre. The subjects occupy a highly prominent location on the south side of Rose Street in the block between Hanover Street and St Andrew Square, close to Edinburgh's main shopping thoroughfare of Princes Street.

Rose Street is situated in close proximity to St Andrew Square at the east end of the City Centre, which has recently witnessed the creation of a new vibrant leisure hub, including Dishoom, The Refinery, Gaucho, The Ivy on the Square, Vapianno, Wagamama and Wahaca, with additional occupiers proposed including a Private Members Club comprising several bars, lounges, restaurants and events space to be run by Gleneagles Hotels, along with The Registers which will comprise a number of new and exciting restaurant brands including Hawksmoor, Franco Manca and Lady Libertine.

This will form an important link to the redevelopment of the brand new St James Quarter which opened Summer 2021

Existing traders within the Hanover Street / George Street area include The Dome , Bar Soba , Bar Napoli , Bella , Hard Rock Café , Amaron , Gran Cru , Yes Sushi , Le Monde , The Printing Press , Pizza Hut with Mowgli due to open Q2 2022.



Edinburgh Fact & Figures

£3.7BN

COMPARISON
GOODS SPEND

£438K

PRIMARY
CATCHMENT

AFTER LONDON
EDINBURGH HAS
THE HIGHEST
DISPOSABLE
INCOME OF ANY
CITY IN THE UK

£371 M

POTENTIAL
VISITOR
SPEND

GROWING
WORKING
POPULATION
INCREASING
DEMAND FOR
HIGH-QUALITY
RETAIL

£3.7M

EDINBURGH'S
RETAIL SPEND

EDINBURGH IS
SCOTLAND'S
CAPITAL AND HOME
TO THE SCOTTISH
PARLIAMENT

+37%

MORE AFFLUENT
ACHIEVERS THAN THE
SCOTTISH AVERAGE

60%

OF VISITORS
ARE UNDER 45

EDINBURGH'S
POPULATION
IS EXPECTED
TO RISE FROM
438,000 IN 2012
TO 618,000
IN 2037

2ND

EDINBURGH IS THE
UK'S SECOND MOST
VISITED CITY

1.3M

INTERNATIONAL
VISITS PER YEAR

24 M

PASSENGERS HANDLED
BY EDINBURGH'S
RAILWAY STATIONS
IN 2012/13

EDINBURGH
HOSTS THE
LARGEST
ARTS
FESTIVAL IN
THE WORLD

+22%

OF CATCHMENT
CONSUMERS FROM
THE MOST AFFLUENT
'ACORN' CATEGORY

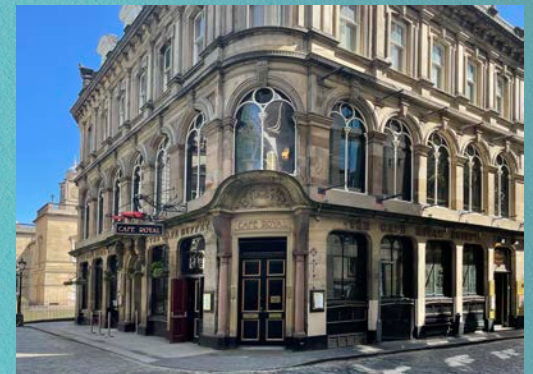
3.7M

VISITS PER YEAR

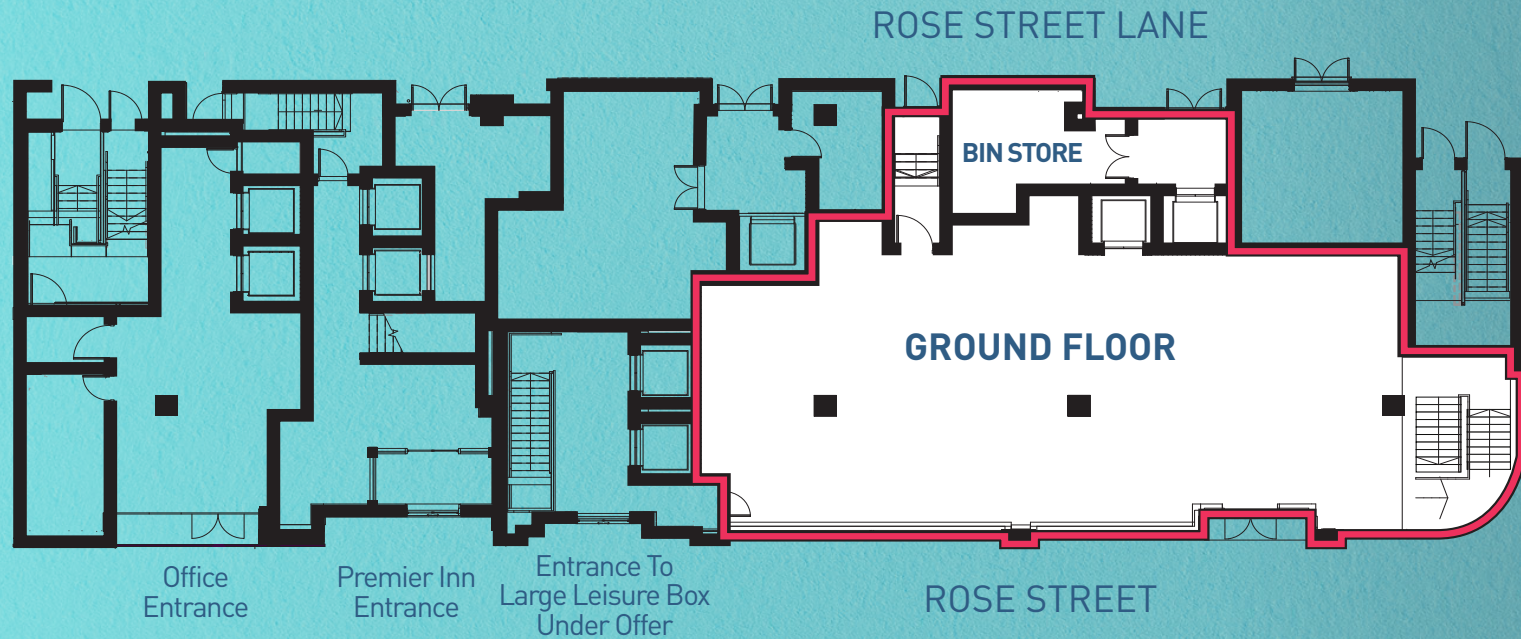
AVERAGE GROSS
EARNINGS
PER RESIDENT
HIGHEST IN UK
AFTER LONDON

£150M

INVESTMENT IN
5 YEAR PLANNED
EXPANSION OF
EDINBURGH AIRPORT



Accommodation



The unit is arranged over ground and lower ground levels extending over the following gross internal floor areas. Please note that these areas quoted exclude the allocated internal bin store area to the rear.

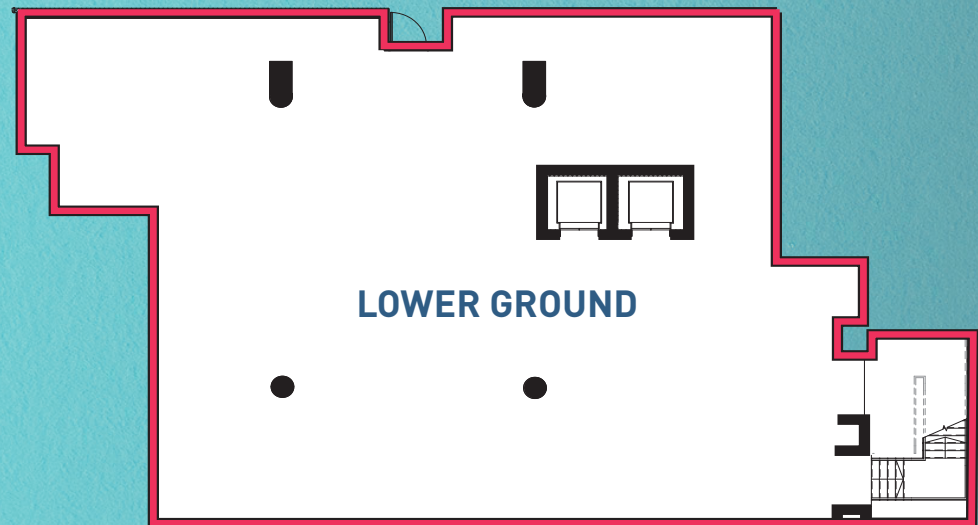
AREAS

Ground Floor 2591 sqft 241 qm

Lower Ground 4208 sqft 391 qm

TOTAL AREA 6799 sqft 632 qm

This unit is provided to a shell condition.



Lease

The premises are available by way of a new FRI lease for a negotiable period of time subject to upward only 5 yearly rent reviews

Rent

Rent available upon application.

EPC

To be assessed. The unit is currently in shell condition.

Entry

By agreement.

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 Tax (LBTT), registration dues and any VAT payable thereon.

Rating

To be assessed.

Planning

The unit currently benefits from both class 1 (retail) and class 3 (food and drink) within the Town and Country Use Classes (Scotland) Order 1997.

Viewing

All viewings strictly by prior appointment with EYCO.



EYCO

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www.eyco.co.uk

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