

11 PRINCES ST

EDINBURGH EH2 4AA

Flagship Opportunity suitable for a range of uses.
Class 3 and Sui Generis Public House Change of Use
Planning Application Now Submitted

EYCO

savills

EDINBURGH

- Edinburgh is one of the strongest retailing centres in the UK with a population of over 530,000 people
- Second most visited city in the UK with over 3.85 million tourists per year.

PRINCES STREET

£2.56B

CATCHMENT SPEND

13M

SHOPPERS PER YEAR

- The city has 37% more 'Affluent Achievers' than the Scottish average and is the most prosperous UK city outside London.
- Princes Street is Edinburgh's main retailing thoroughfare with footfall of 13 million shoppers per year (pre-pandemic) and a catchment spend of £2.56 billion.





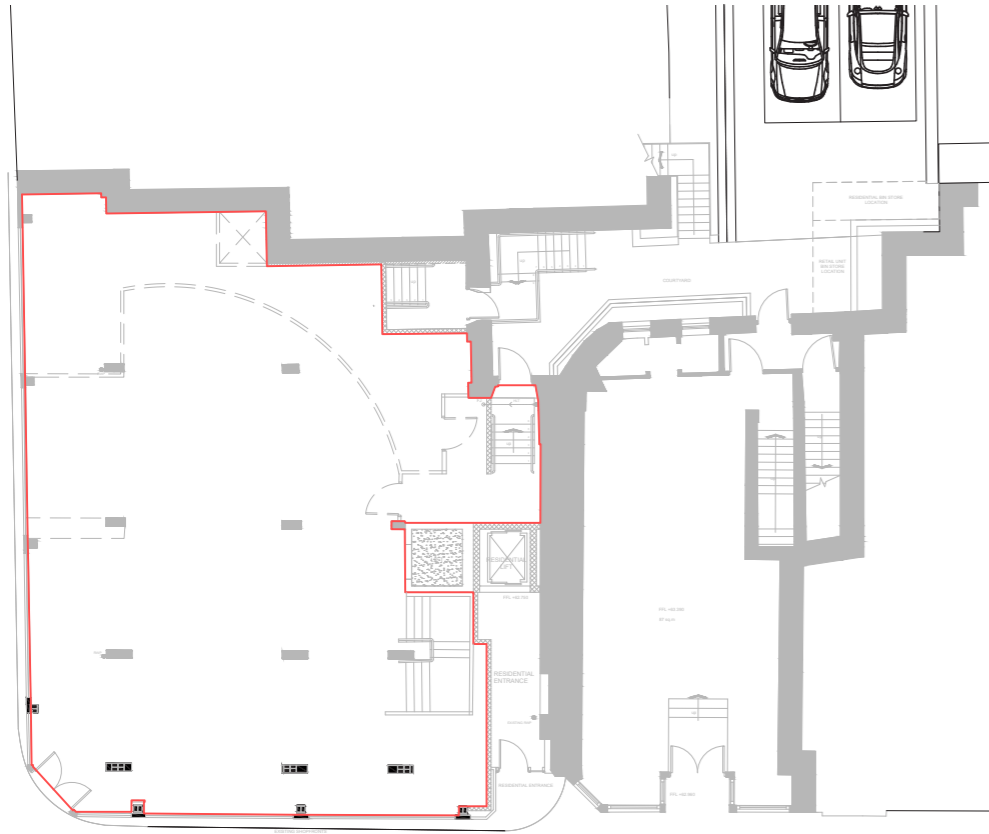
118 PRINCES ST

Located on a prime pitch of one of the busiest blocks on Princes Street, bound by Castle Street to the east and South Charlotte Street to the West. The premises benefit from a highly visible return frontage facing on to both Princes Street and Castle Street, and the first floor sales area provides stunning views over Edinburgh Castle and Princes Street Gardens.

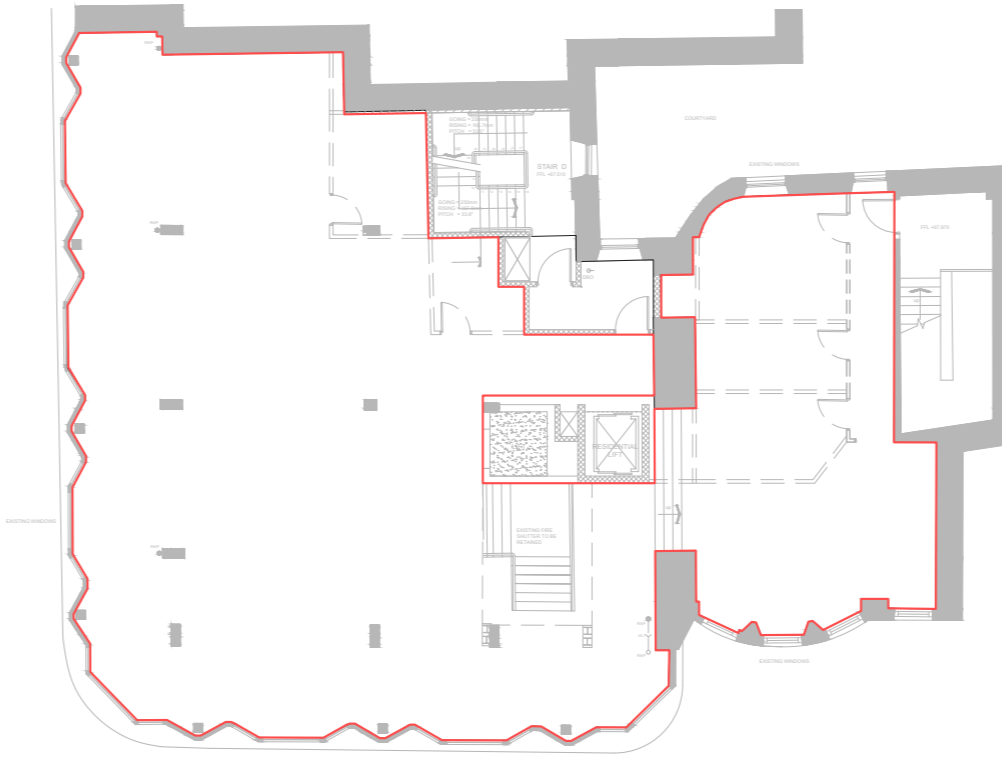
The property is located in very close proximity to occupiers such as River Island, Premier Inn, Bar & Block, Urban Outfitters, Sports Direct, Waterstones and the new Johnnie Walker Experience.



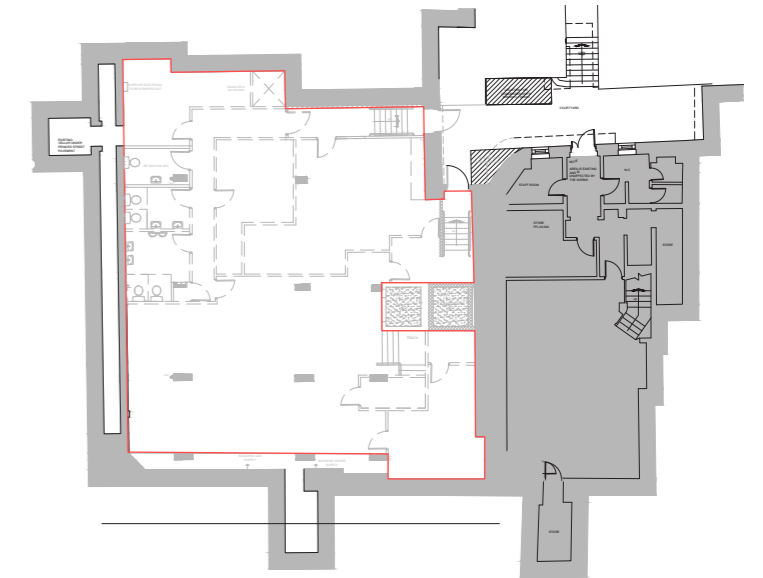
FLOOR PLANS



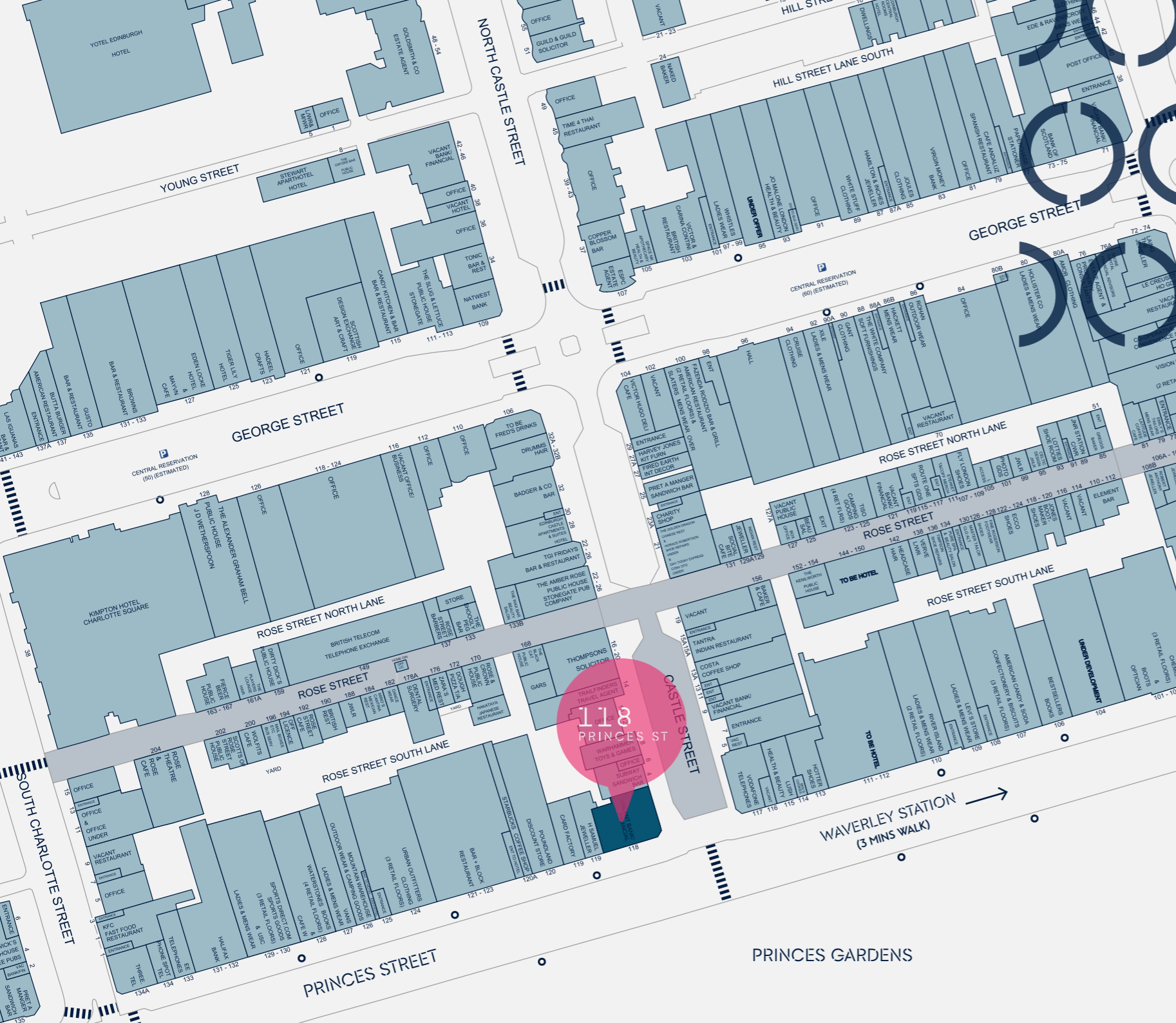
GROUND FLOOR



FIRST FLOOR



BASEMENT



ACCOMMODATION

The premises are arranged over ground, basement and first floor levels, comprising the following approximate net internal areas:

GROUND FLOOR	2,788 sq ft	259.01 sq m
FIRST FLOOR	3,337 sq ft	313.73 sq m
BASEMENT	2,680 sq ft	248.98 sq m
TOTAL	8,845 sq ft	821.72 sq m



TENURE

The property is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

RENT

Available on application.

PLANNING

The landlord has now submitted a planning application for a Change of Use to allow Classes 1, 2 and 3 with Sui Generis public house use.

BUSINESS RATES

We are advised that the rateable value for the property is £313,000 resulting in a present annual rates liability (2022/23) of approximately £164,012 per annum.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request

FURTHER INFORMATION
PLEASE CONTACT:

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Statistics – 2019

