



PRINCES STREET  
EDINBURGH


*Pride of Place*

A UNIQUE RETAIL OPPORTUNITY

Flagship Store  
Opportunity  
12,745 sq ft - 23,500 sq ft  
(1,104 sqm - 2,184 sqm)

Flagship Store  
Opportunity  
12,745 sq ft - 23,500 sq ft  
(1,104 sqm - 2,184 sqm)





*12,745 sq ft - 23,500 sq ft  
of flagship retail space, located  
in the centre of Edinburgh's  
world famous street.*

Flagship Store  
Opportunity

12,745 sq ft - 23,500 sq ft  
(1,184 sq m - 2,184 sq m)

Flagship Store  
Opportunity

12,745 sq ft - 23,500 sq ft  
(1,184 sq m - 2,184 sq m)





64

PRINCES STREET



## Edinburgh

The capital of Scotland and home to the famous Fringe and International festivals, Edinburgh draws visitors from all over the world.

The city has the most affluent population of any city in the UK outside London and the best educated of all UK cities.

The city's retail offer has been enhanced by the opening of the St James Quarter development. This 1.7m sq ft mixed use scheme was completed in the summer of 2021 and incorporates 850,000 sq ft of retail floorspace plus restaurants, cinema and residential units. The scheme will also bring a 5 Star W Hotel to Edinburgh in 2022. According to the developers, the St James Quarter is set to increase Edinburgh's catchment market potential by an additional 20%.

GROSS DISPOSABLE HOUSEHOLD  
INCOME £21,837 - 10.4% HIGHER  
THAN UK AVERAGE (2016)

13.1%  
POPULATION GROWTH  
FROM 2008 - 2018  
(SECOND HIGHEST IN UK)

TOURIST  
EXPENDITURE OF  
£1.85BN  
IN 2017

HIGHEST EMPLOYMENT  
RATE OF ANY UK CITY  
77.8%

4.6M  
TOURIST VISITS  
IN 2017

+42%  
MORE AFFLUENT  
ACHIEVERS THAN THE  
SCOTTISH AVERAGE

£44.2k  
GVA PER CAPITA (2017)  
SECOND ONLY  
TO LONDON

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

2.0M  
OVERSEAS  
VISITS IN 2017

EDINBURGH'S POPULATION  
PROJECTED TO INCREASE FROM  
518K (2018) TO 583K (2041)

29M  
RAIL PASSENGERS  
HANDLED BY  
EDINBURGH STATIONS  
IN 2018

EDINBURGH HOSTS THE  
LARGEST ARTS FESTIVAL  
IN THE WORLD

1.9M  
PRIMARY CATCHMENT AREA\*  
(\*FOLLOWING ST JAMES OPENING)

HIGHEST ANNUAL  
EARNINGS OF ANY  
MAJOR UK CITY  
OUTSIDE LONDON  
£32,182 (2019)

2ND  
EDINBURGH IS THE  
UK'S SECOND MOST  
VISITED CITY

## *Princes Street*

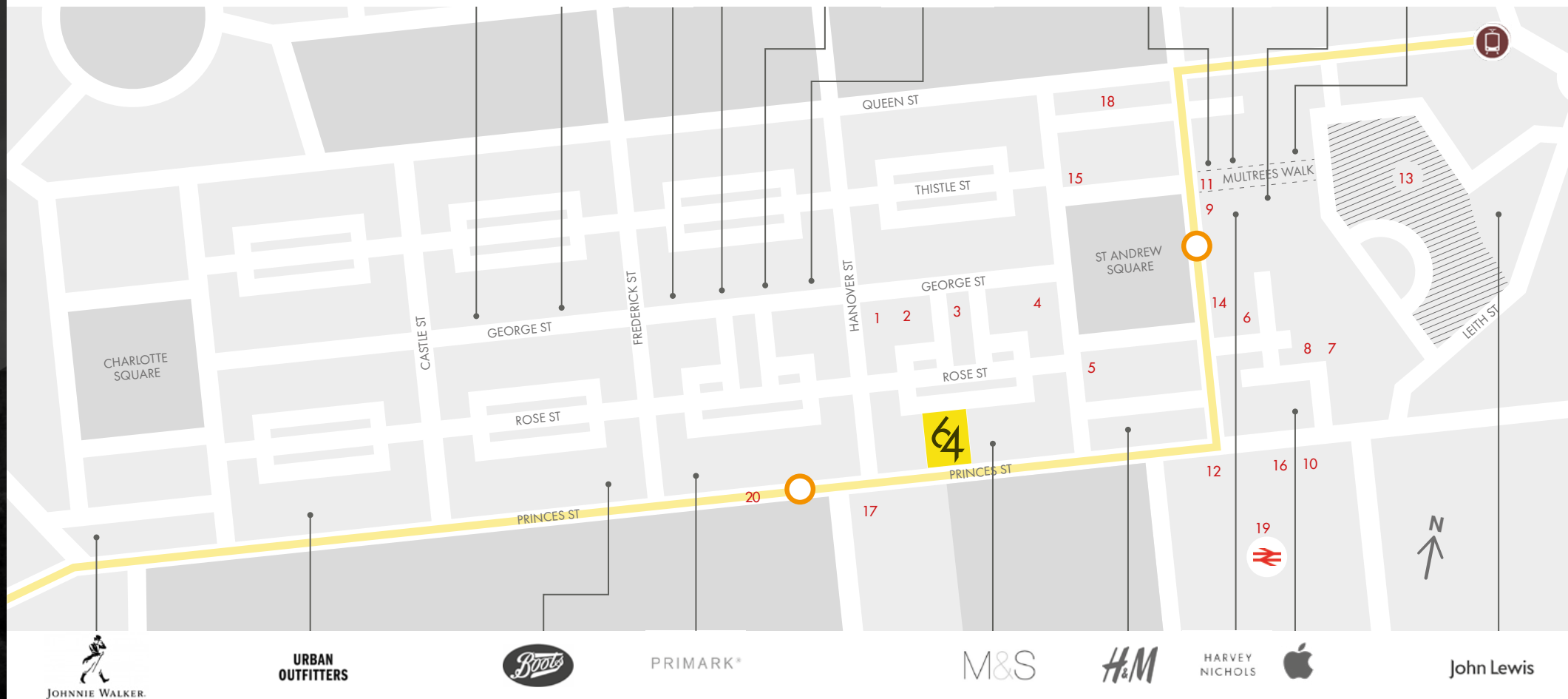
Edinburgh's busiest retail location and one of the most iconic shopping streets in the world. Home to flagship high street stores such as M&S, Boots, Apple, Primark and H&M, alongside the National Galleries of Scotland.

The street forms Edinburgh's primary east to west bus route and is also the route for the Edinburgh Tram, connecting the city centre with Edinburgh Airport to the west. The main Princes Street tram stop is close to 64 Princes Street and Waverley Railway station is a short walk away.





JO MALONE LONDON    White Stuff    fat face    lululemon    JIGSAW    ANTHROPOLOGIE    LOUIS VUITTON    BURBERRY LONDON ENGLAND    MaxMara    BOSS HUGO BOSS



## Key Neighbours

### RESTAURANTS

1. Hard Rock Cafe
2. Le Monde
3. The Dome
4. Amarone
5. Dishoom, Wagamama, The Ivy, Vapiano, Gaucho, Bread Street Kitchen
6. Hawksmoor
7. Cafe Royal
8. Tattu
9. Forth Floor @ Harvey Nichols
10. No1 Balmoral

### RETAIL

11. Multrees Walk
12. Waverley Mall
13. Edinburgh St James

### LEISURE

14. Edinburgh Grand
15. Malmaison
16. The Balmoral
17. The Royal Scottish Academy & National Gallery
18. The Scottish National Portrait Gallery

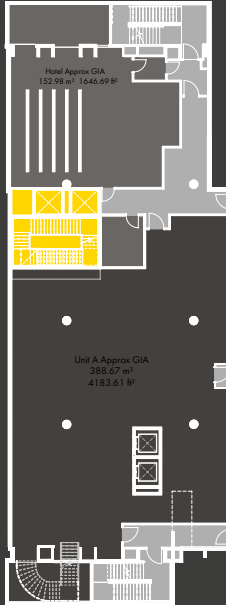
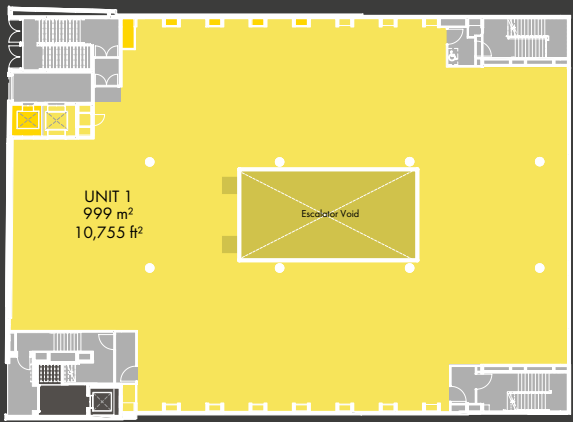
### TRANSPORT

19. Waverley Station
20. Tram route and stops

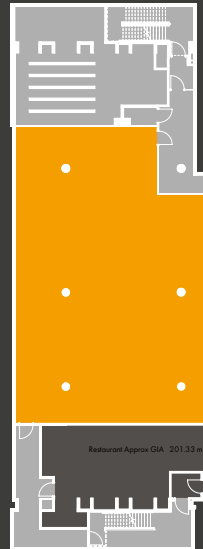
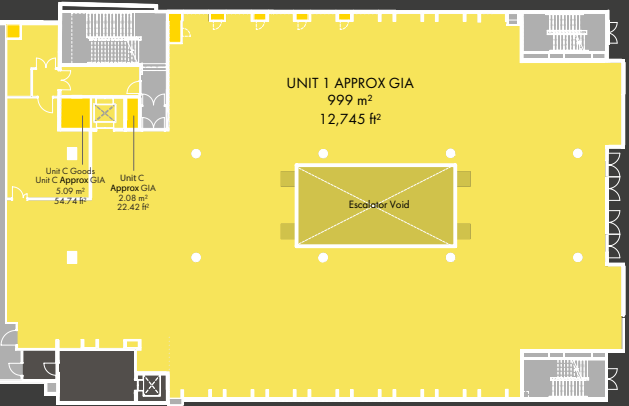
Floor Plans



First floor



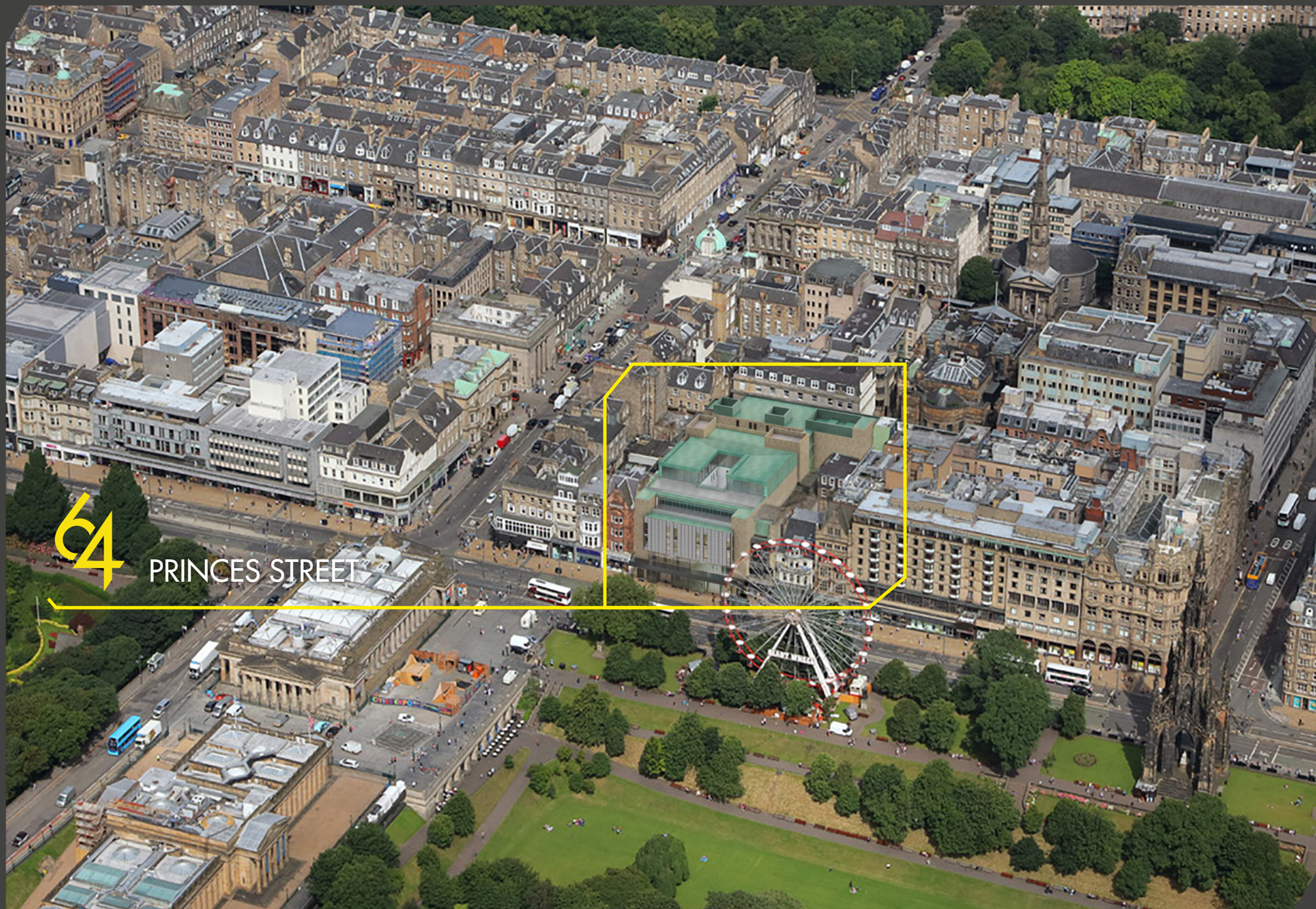
Ground floor



Basement

FLOOR	GIA	
FIRST FLOOR	10,775 sq ft	999 sq m
GROUND FLOOR	12,745 sq ft	1,184 sq m
BASEMENT	UNDER OFFER	
TOTAL	23,520 sq ft	2,183 sq m





64

PRINCES STREET





**EYCO**



**CUSHMAN &  
WAKEFIELD**

Atholl Exchange, 6 Canning Street  
Edinburgh EH3 8EG  
Tel: 0131 226 2641  
[www.eyco.co.uk](http://www.eyco.co.uk)

Ian G Whelan  
Partner  
DDI: 0131 558 5121  
[iwhelan@eyco.co.uk](mailto:iwhelan@eyco.co.uk)

43-45 Portman Square  
London W1A 3BG  
Tel: 020 7935 5000  
[www.cushmanwakefield.co.uk](http://www.cushmanwakefield.co.uk)

Peter Mace  
Partner  
DDI: 020 7152 5039  
[peter.mace@eur.cushwake.com](mailto:peter.mace@eur.cushwake.com)

EYCO LLP and Cushman & Wakefield for themselves and the vendor and as agents for the vendor give notice that: (i) The particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute an offer or contract; (ii) All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) No person in the employment of EYCO LLP or Cushman & Wakefield has any authority to give representation or warranty whatsoever in relation to this property; (iv) All prices, rents and premiums quoted are exclusive of VAT at the current rate (August 2016).