

**\*RATEABLE VALUE REDUCED BY 43%\***  
**TO LET – PRIME RETAIL UNIT**  
**99B PRINCES STREET, EDINBURGH, EH2 3AA**



- **PRIME, WELL CONFIGURED RETAIL UNIT**
- **CONSISTENTLY HIGH FOOTFALL**
- **DIRECTLY ADJACENT TO NEW RED CARNATION HOTEL (OPENING JULY 2023)**

#### LOCATION

Edinburgh has a population of 495,000 persons and is one of the strongest retail centres in the UK, dominating its catchment of 1.6 million persons. It is also the most visited city in the UK after London and host to the largest annual arts festival in the world.

Princes Street is Edinburgh's prime retailing thoroughfare attracting retailers such as Primark, Levi's, River Island, Apple and H&M. Princes Street is well served by public transport that includes bus, train and tram.

The premises occupy a prime position on Princes Street with views directly over to Edinburgh Castle. Retailers include **Boots, Swatch, Swarovski** and **Chisholm Hunter**.

#### RED CARNATION HOTEL

The property is directly adjacent to 100 Princes Street, a new luxury hotel that is part of the Red Carnation Hotel Collection, comprising 30 rooms and suites, due to open in July 2023.

#### ACCOMMODATION

The subjects are configured over ground, mezzanine and basement levels, occupying a prominent mid-terraced position, extending to the following approximate net internal areas:-

Ground Floor	69.68 sq m	750 sq ft
Mezzanine	16.72 sq m	180 sq ft
Basement	65.03 sq m	700 sq ft
<b>Total</b>	<b>151.43 sq m</b>	<b>1,630 sq ft</b>

#### USE

Class 1 (Retail).

#### TERMS

Subject to vacant possession, the subjects are available on a new full repairing and insuring lease, of negotiable length, incorporating 5 yearly upward only rent reviews.

#### RENT

Rental offers in excess of **£135,000 per annum** exclusive are invited.

#### RATES

The Rateable Value of the shop is:-

Rateable Value	£73,900
Commercial Rate Poundage	£0.516
(exclusive of water and sewerage rates)	

#### EPC

A copy of the EPC will be made available as required.

#### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the incoming tenant being responsible for LBTT, registration dues and VAT incurred thereon.

#### VAT

All figures are quoted exclusive of VAT.

#### VIEWING

Strictly by appointment via the sole agent:-

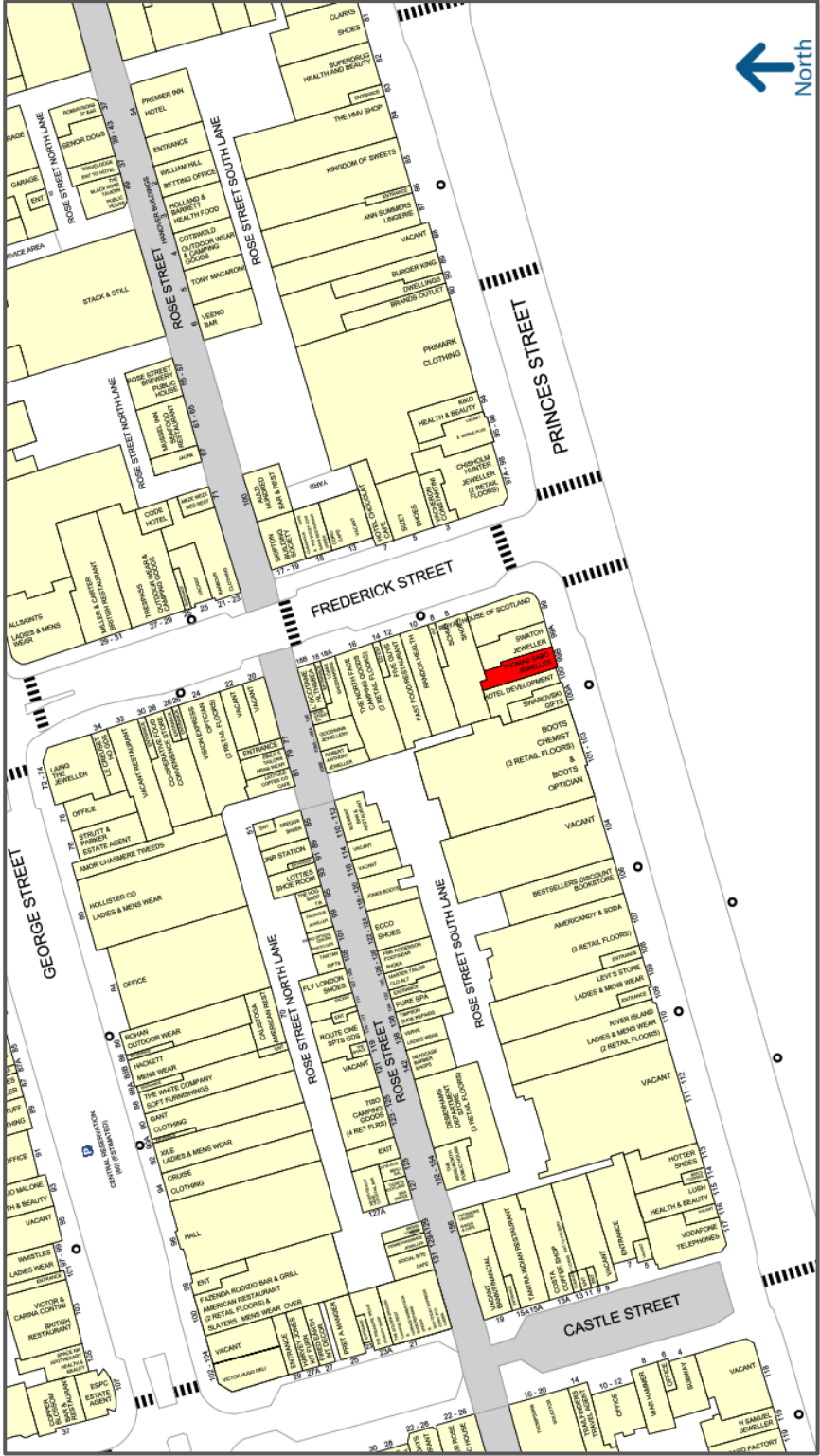
#### Reith Lambert

#### Richard Ford

07834 791 163

richard@reithlambert.co.uk

**TO LET – PRIME RETAIL UNIT**  
**99B PRINCES STREET, EDINBURGH, EH2 3AA**



Not to scale.  
 Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.  
 © Crown Copyright and Experian Copyright. All rights reserved. Licence Number PU 100017316  
 Writings (Scotland) Act: This document does not and shall not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation. Misrepresentations Act: Reith Lambert Ltd for themselves and the vendors or lessors of this property whose agents they give notice that; (i) the particulars are set out as a general guidance for intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) descriptions, dimensions, reference to condition and necessary permissions for use and occupations and other details are given without responsibility and any intending purchasers or 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; (iii) no person in the employment of Reith Lambert Ltd has any authority to make or give any representation of warranty whatever in relation to this property; (iv) unless otherwise stated all prices, rents and premiums etc are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. These particulars have been prepared as at April 2023.