

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 SPRING 2024)**

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 Spring 2024.

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
Total	151.43 sq m	1,630 sq ft

USE

Class 1A (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 **£125,000 per annum** exclusive are invited.

RATES

The Rateable Value of the shop is:-

Rateable Value	£73,900
Commercial Rate Pounding	£0.545
(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.

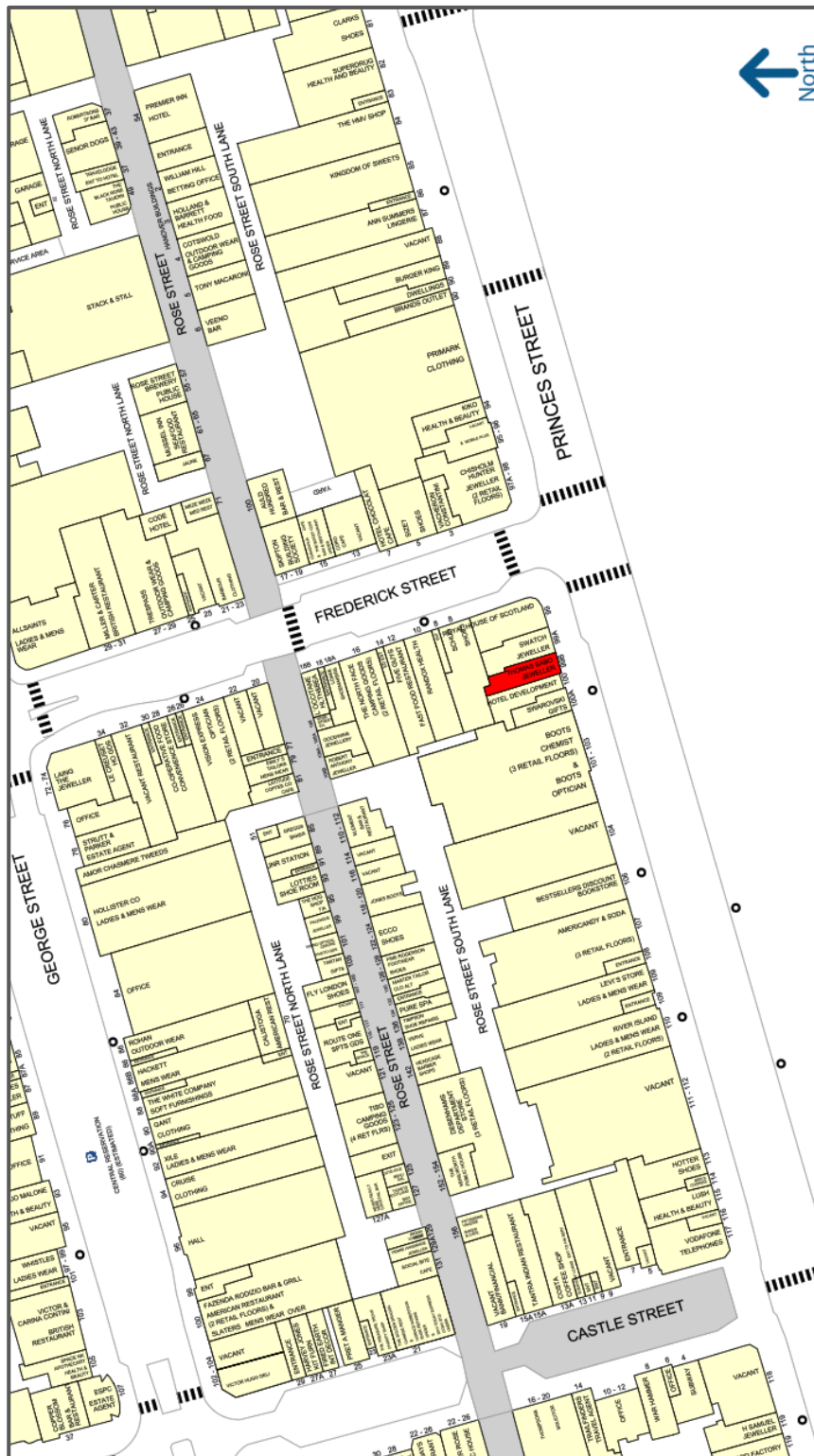
VIEWING

Strictly by appointment via the sole agent:-

Reith Lambert

Richard Ford
07834 791 163
richard@reithlambert.co.uk

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Not to scale.
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