

Culverwell

PROPERTY CONSULTANTS

TO LET

PRIME RETAIL PREMISES

114 PRINCES STREET EDINBURGH EH2 3AA

LOCATION

Edinburgh is the historic, administrative and financial capital of Scotland, as well as being the home of the Scottish Parliament. The city has a resident population of approximately 450,000 people and an estimated catchment of 1.5 million people within a 30 mile radius.

Princes Street forms the primary retail destination within Edinburgh city centre and hosts a range of prestigious occupiers. The premises are situated in a prime location in the block bounded by Castle Street to the west and Frederick Street to the east. Nearby occupiers include **HSBC, La Senza, Tie Rack, Debenhams, River Island and Levi's.**

DESCRIPTION

The premises comprise a single windowed retail unit arranged over the ground and basement floors of a substantial six storey modern office building.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

| | | |
|----------------|-------------|--------|
| Gross Frontage | 10 ft 3 ins | 3.12 m |
| Net Frontage | 8 ft 9 ins | 2.67 m |

| | | |
|--------------------|----------|-----------|
| Ground Floor | 178 sqft | 16.54 sqm |
| Basement | 179 sqft | 16.63 sqm |
| Basement Ancillary | 77 sqft | 7.15 sqm |

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £42,100

Commercial Rate Pounding £0.458
(exclusive of water and sewerage rates)

RENT

Offers in excess of £45,000 per annum, exclusive, are invited.



LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years, subject to 5 yearly upward only rent reviews and subject to obtaining vacant possession.

ENTRY

By agreement.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

VIEWING AND FURTHER INFORMATION

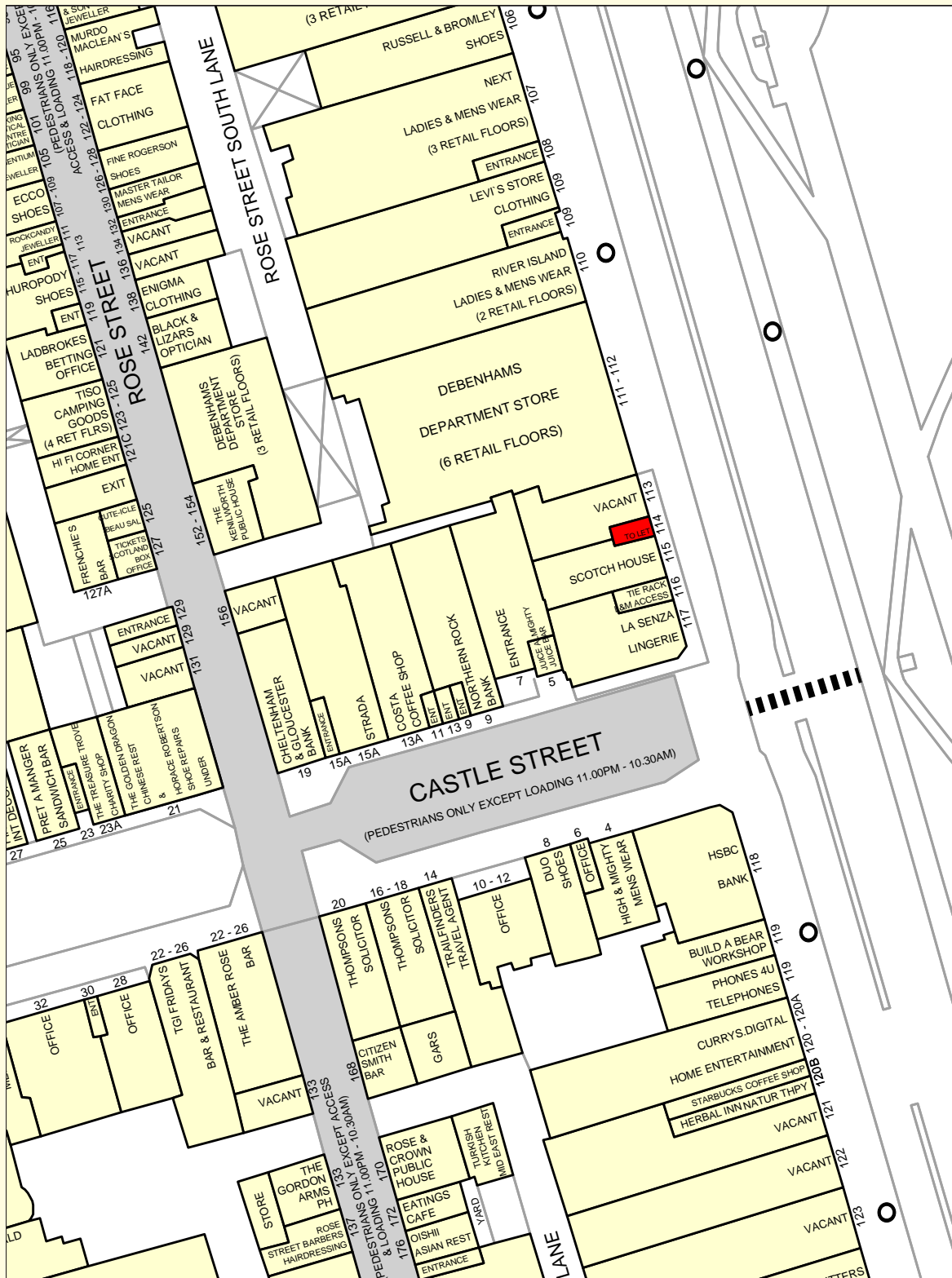
Strictly by appointment through the sole letting agents:

Culverwell

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