

Culverwell

PROPERTY CONSULTANTS

TO LET

PRIME RETAIL PREMISES

115 PRINCES STREET, EDINBURGH EH2 3AA

LOCATION

Edinburgh is the capital city and historic administrative and financial capital of Scotland as well as being home to the Scottish Parliament. The city has a resident population of around 450,000 people and an estimated catchment of around 1.5 million people within a 13 mile radius.

Princes Street forms the prime retail location in Edinburgh city centre and is dominated by a number of large stores including House of Fraser, Debenhams, M&S, Primark, Jenners and BHS.

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, Levis and Next.**

DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground and basement floors of a substantial modern office building. The premises benefit from sales accommodation in the basement.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	22 ft 8 ins	6.91 m
Net Frontage	21 ft 8 ins	6.60 m
Ground Floor	1,619 sqft	150.46 sqm
Basement Sales	850 sqft	78.97 sqm
Basement Ancillary	571 sqft	53.05 sqm

RATING

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

Rateable Value	£240,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.414

RENT

Offers in the region of £200,000 per annum exclusive are invited.

68-70 GEORGE STREET, EDINBURGH EH2 2LT TEL: 0131 226 6611 FAX:0131-226 6622
web:www.culverwell.co.uk email:edinburgh@culverwell.co.uk

Misrepresentation Act 1967: See Important Note Overleaf



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.

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.

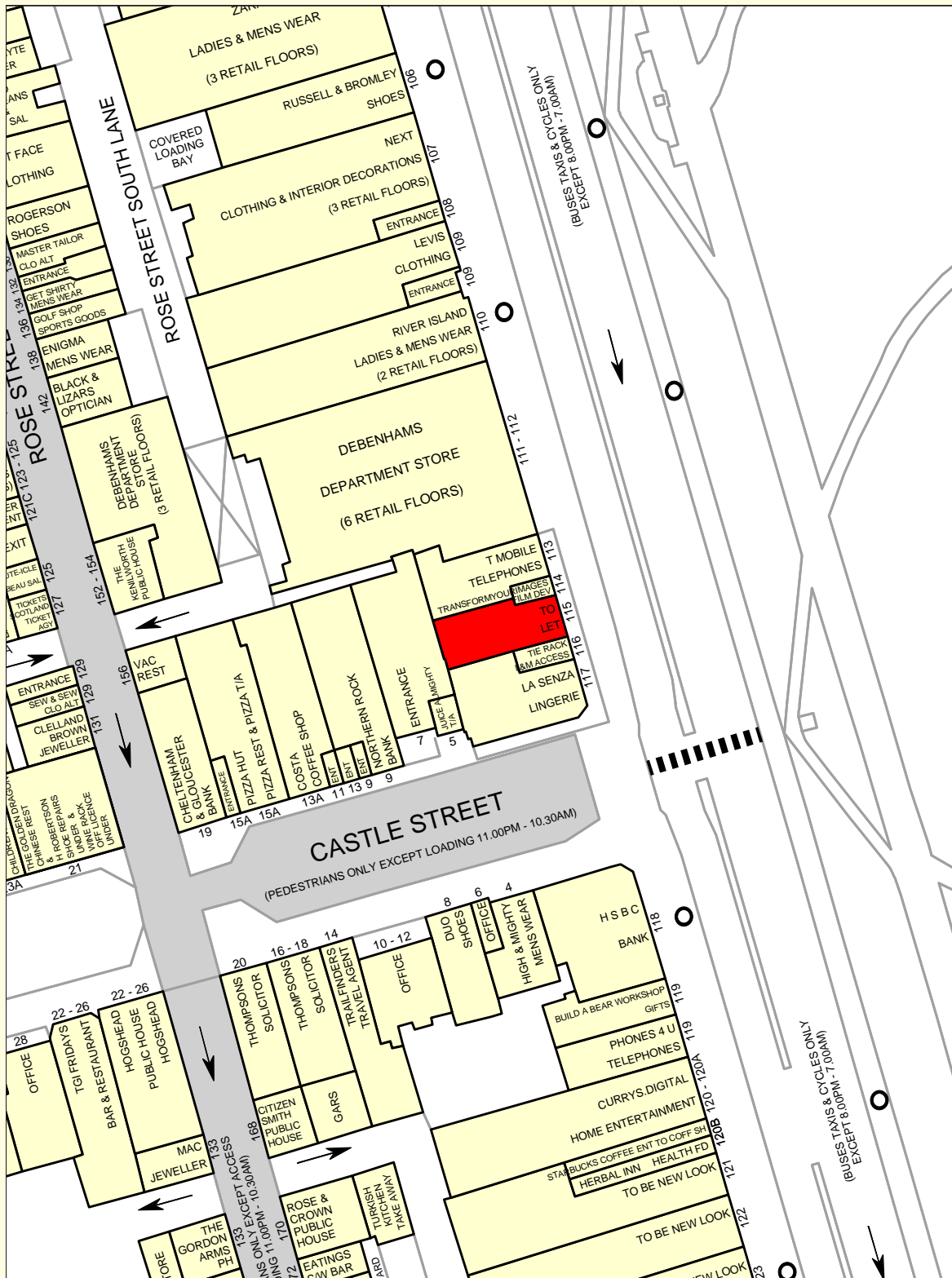
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey / Callum Mortimer
Tel: 0131 226 6611
Email: james@culverwell.co.uk
callum@culverwell.co.uk



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