

# Culverwell

PROPERTY CONSULTANTS

## LEASE AVAILABLE

### PRIME RETAIL / OFFICE / RESTAURANT UNIT

139 PRINCES STREET, EDINBURGH EH2 4BL

#### LOCATION

Edinburgh is the capital city and 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 450,000 people and an estimated catchment of 1.5 million people within a 13 mile radius.

Princes Street forms the primary retail location in Edinburgh City Centre and is unique in retailing terms with retailers only trading from a single side of the street (north). Princes Street is dominated by a number of large stores including House of Fraser, Debenhams, Marks and Spencer, Jenners, BHS and Arcadia.

The subject premises are situated towards the western end of Princes Street in the block bounded by South Charlotte Street to the east and Hope Street to the west. Nearby occupiers include [House of Fraser](#), [RBS](#), [O2](#), [McDonalds](#) and [Edinburgh Woollen Mill](#).

#### DESCRIPTION

The property comprises a double windowed retail unit arranged over the ground and basement floors of a substantial stone built tenement building.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	17 ft 6 ins	5.33 m
Net Frontage	16 ft 6 ins	5.03 m
Ground Floor	1,745 sqft	162 sqm
Basement	1,832 sqft	170 sqm

#### RATING

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

Rateable Value	£165,500
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.414

#### PLANNING

The premises may be suitable for a variety of uses including retail, office and restaurant use subject to obtaining the necessary Local Authority consents.



#### RENT

£175,750 per annum exclusive.

#### LEASE TERMS

The premises are held on a full repairing and insuring lease expiring 30 July 2020. Rent reviews are 5 yearly with the next review due 31 July 2015.

#### TERMS

Incentives are available subject to status.

#### 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.

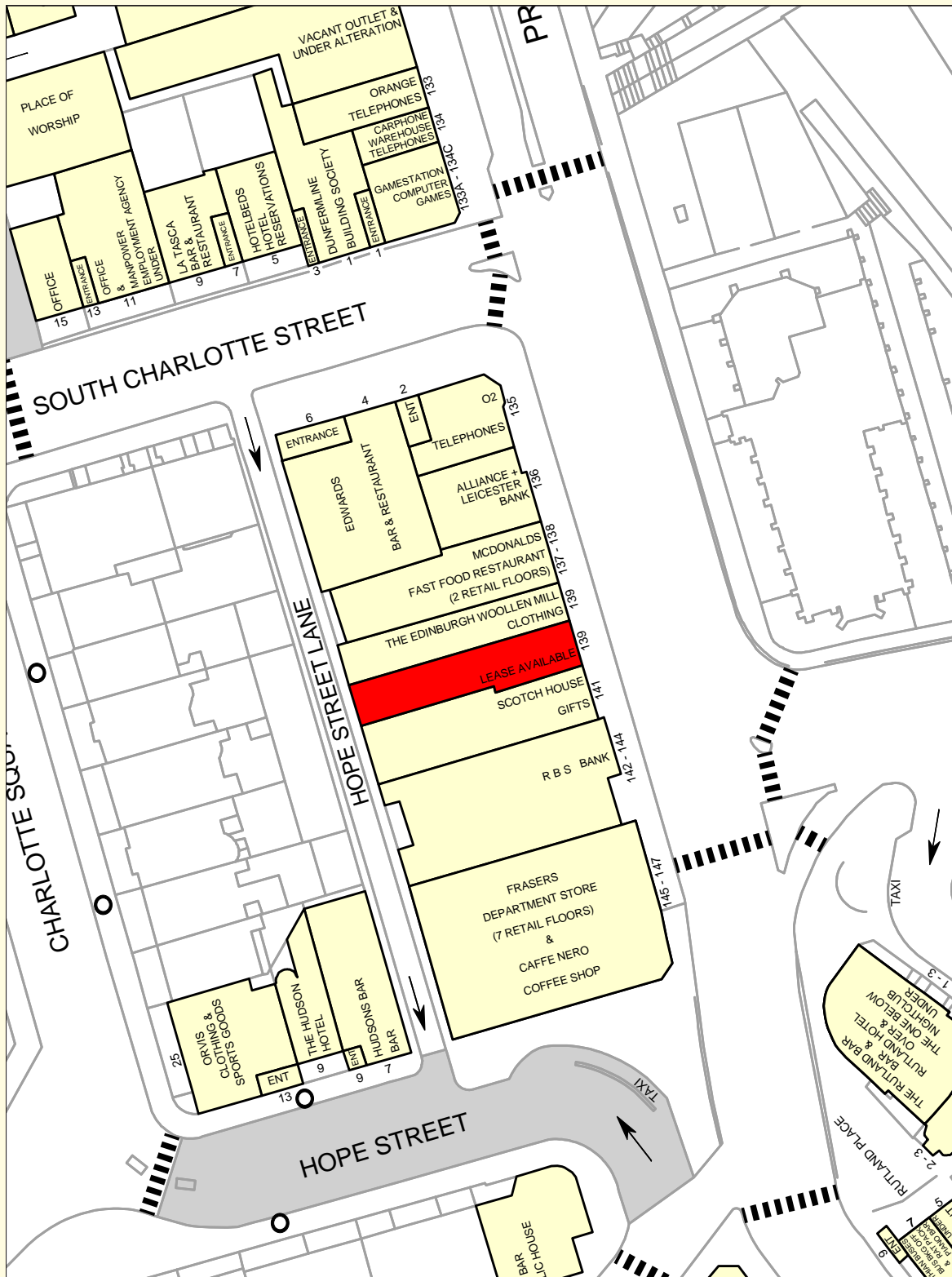
#### ENTRY

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](mailto:james@culverwell.co.uk)  
[callum@culverwell.co.uk](mailto:callum@culverwell.co.uk)



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18 November 2010

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