

# Culverwell

PROPERTY CONSULTANTS

## TO LET

### PRIME RETAIL PREMISES

18-19 PRINCES STREET, EDINBURGH EH2 2AN

#### LOCATION

Edinburgh forms the capital city and historic administrative and financial capital of Scotland as well as being the home of the Scottish Parliament. The city benefits from a resident population of over 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, Marks & Spencer, Jenners and BHS.

The premises are situated in a prominent location towards the eastern end of Princes Street bounded by South St Andrew Street to the west and Leith Street to the east. Directly opposite Waverley Train Station and Princes Mall (anchored by Cult and New Look). Adjacent occupiers include **Monsoon / Accessorize, H&M, Optical Express, Top Shop and Vodafone.**

#### DESCRIPTION

The premises benefit from an extensive frontage to Princes Street and are arranged over the ground and basement floors of a substantial stone built building under a pitched and slated roof.

#### ACCOMMODATION

The net internal areas are as follows:

Gross Frontage	35 ft 0 ins	10.67 m
Ground Floor	2,589 sqft	240.52 sqm
Basement	2,150 sqft	199.74 sqm

#### RATING

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

Rateable Value	£333,500
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.414

#### RENT

Offers in excess of £350,000 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.

#### 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.

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Misrepresentation Act 1967: See Important Note Overleaf



#### ENTRY

By agreement.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

#### Culverwell

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

#### Cushman & Wakefield

Contact: Stuart Moncur  
Tel: 0131 226 8700  
Email: stuart.moncur@eur.cushwake.com

