

# Culverwell

PROPERTY CONSULTANTS

## PRIVATE & CONFIDENTIAL - AND SUBJECT TO RELOCATION TO LET

### PRIME RETAIL PREMISES

79 PRINCES STREET, EDINBURGH EH2 2ER

#### LOCATION

Edinburgh is the capital city and historic administrative and financial capital of Scotland as well as being the home of the Scottish Parliament. The city has a resident population of over 450,000 people and an estimated catchment of over 1.5 million people within a 13 mile radius. Princes Street forms the prime retail destination within 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 100% prime location in a central position on Princes Street opposite the foot of The Mound in the block bounded by Frederick Street to the west and Hanover Street to the east. The importance of this location will be further enhanced when the proposed tram works are completed given that the only tram stop on Princes Street itself will be located on the opposite side of the street.

Nearby occupiers include Superdrug, Barratts, Scribbler, Office Shoes, Ernest Jones, Crabtree & Evelyn and Fraser Hart. Also in this block are Primark who are constructing their proposed new 75,000 sq ft store.

#### DESCRIPTION

The premises comprise an extensive retail unit arranged over the ground, lower ground and first floor levels of a substantial stone built building under a pitched and slated roof. All three floor levels are currently utilised for sales purposes.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	40 ft 8 in	12.40 m
Ground Floor	1,805 sq ft	167.68 sq m
Lower Ground Floor Sales	1,223 sq ft	113.62 sq m
Lower Ground Floor Ancillary	2,053 sq ft	190.72 sq m
First Floor Sales (escalator access)	1,502 sq ft	139.54 sq m
First Floor Ancillary	906 sq ft	84.17 sq m
Total Net Internal Area	7,489 sq ft	695.73 sq m
Total Sales Area	4,530 sq ft	420.84 sq m

#### RATING

We are verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£406,500
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.433



#### RENT

Offers in excess of £420,000 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.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any Stamp Duty Land Tax, Registration Dues and VAT incurred thereon.

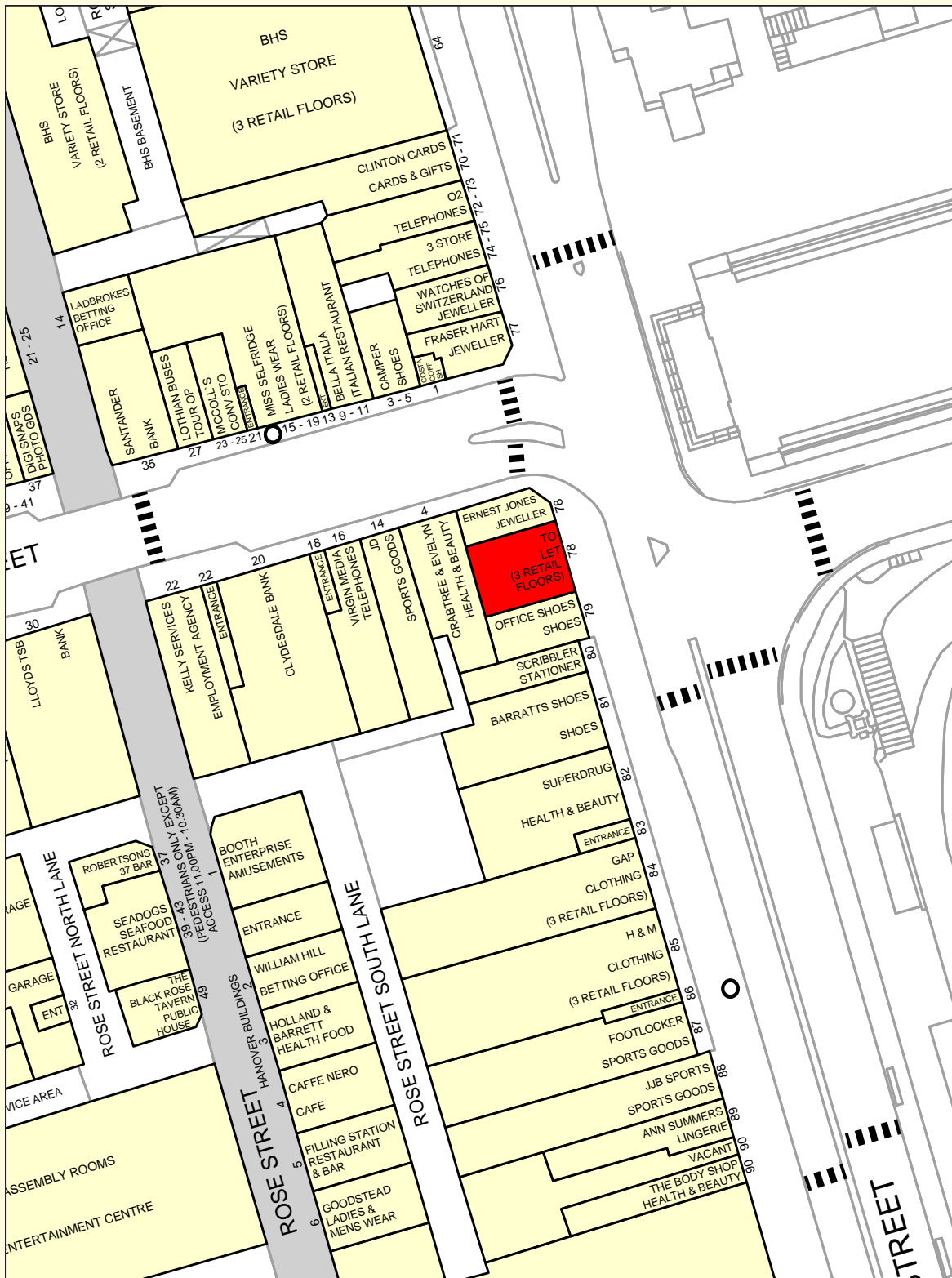
#### ENTRY

By agreement

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer  
Tel: 0131 243 9614  
Email: [callum@culverwell.co.uk](mailto:callum@culverwell.co.uk)



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12 September 2011

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