

TO LET

Retail Premises

92 George Street

Edinburgh

EH2 3DF



0141 226 1662

www.ewanmackay.com

234 West George Street, Glasgow, G2 4QF

em

TO LET

Retail/Restaurant Premises

Class 3 Consent

92 George Street

Edinburgh

EH2 3DF

LOCATION

George Street is the premier fashion street in Edinburgh and forms one of the prime shopping destinations in the city.

The property is located on the southern side of George Street, adjacent to **Gant** and **Cruise**. Other nearby retailers include **Hollister**, **Hackett** and **The White Company**.

TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

DESCRIPTION

The subjects are arranged over ground, basement and mezzanine and extend to the following approximate areas:

Internal Width:	7.42m	24ft 4ins
Shop Depth:	42.29m	138ft 9ins
Ground (Sales):	260.96 sq m	2,809 sq ft
Basement:	218.32 sq m	2,350 sq ft
Mezzanine:	85.84 sq m	924 sq ft
TOTAL:	565.11 sq m	6,083 sq ft

RENTAL

Available upon application.

SERVICE CHARGE

Available upon application.

RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2018/2019 is as follows:

Rateable Value:	£225,000
Rates Payable:	£116,100
Rate Poundage:	£0.516p

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Ewan Mackay
T: 0141 226 1662
E: ewan@ewanmackay.com

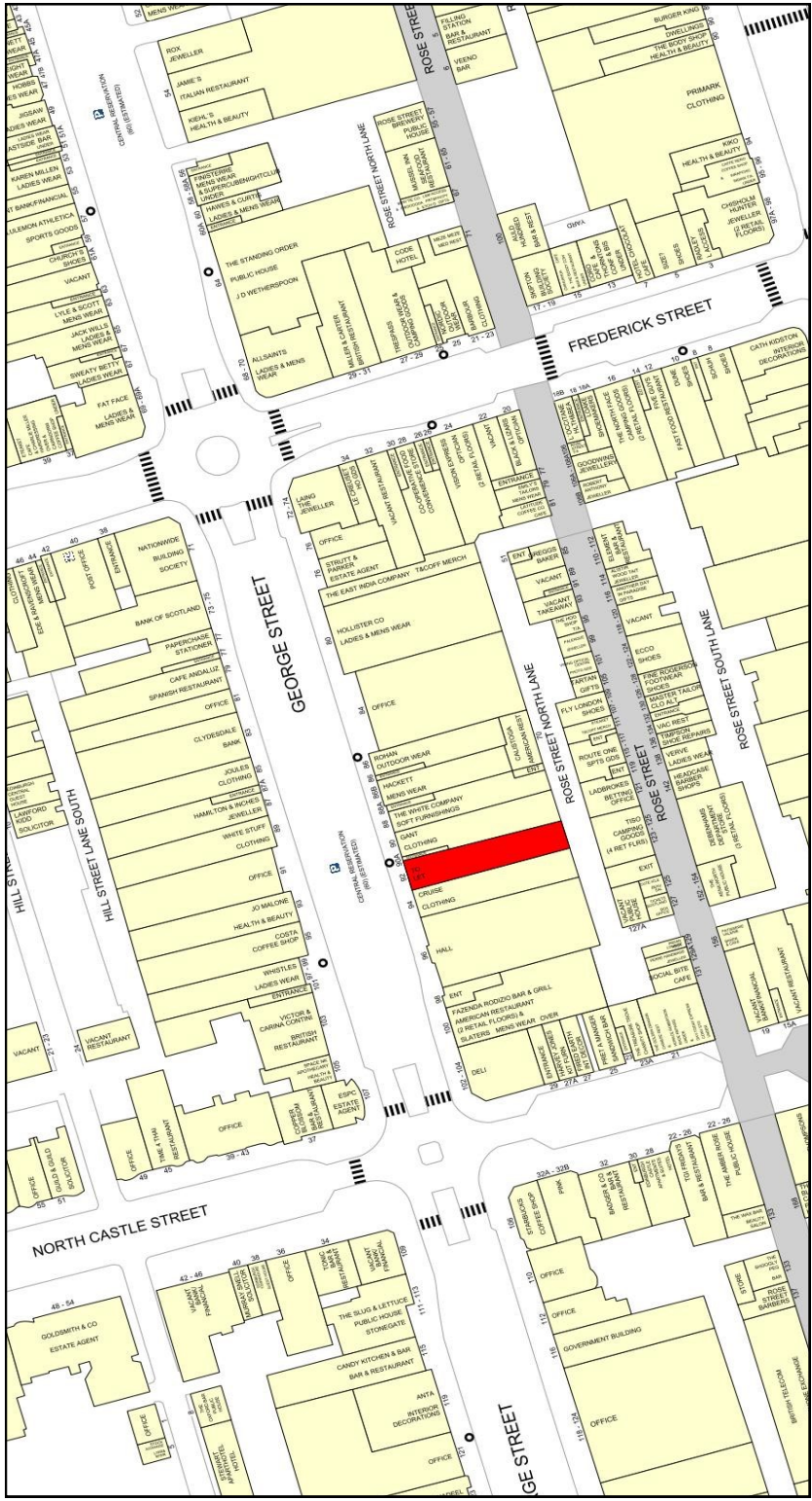
Callum Mortimer
CBRE
T: 0207 182 8153
E: callum.mortimer@cbre.com

0141 226 1662

www.ewanmackay.com

234 West George Street, Glasgow, G2 4QF





IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. June 2019

