

TO LET

Prime Retail Premises

102 George Street

Edinburgh

EH2 3DF



LOCATION

The premises are located on the south side of George Street in the block bounded by Castle Street to the west and Frederick Street to the east. Nearby occupiers include Starbucks, Cruise, Hackett, Space.NK, Whistles, Gant, Jo Malone and The White Company.

George Street has established itself as Edinburgh's premier fashion and leisure destination with several high quality fashion retailers and restaurateurs now located here.

DESCRIPTION

The premises comprise a large double fronted window retail unit arranged over ground and basement floors of a substantial stone built building. The subjects have the following approximate areas:

Gross frontage	29ft 3ins	8.83 m
Net frontage	28ft 2ins	8.53 m
Ground:	2,012 sq ft	186.92 sq m
Basement:	5,078 sq ft	471.76 sq m
TOTAL:	7,090 sq ft	658.68 sq m

RENTAL

£275,000 per annum.

LEASE TERMS

The subjects are available on a new full repairing and insuring lease for a minimum period of 10 years subject to 5-yearly upward only rent reviews.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

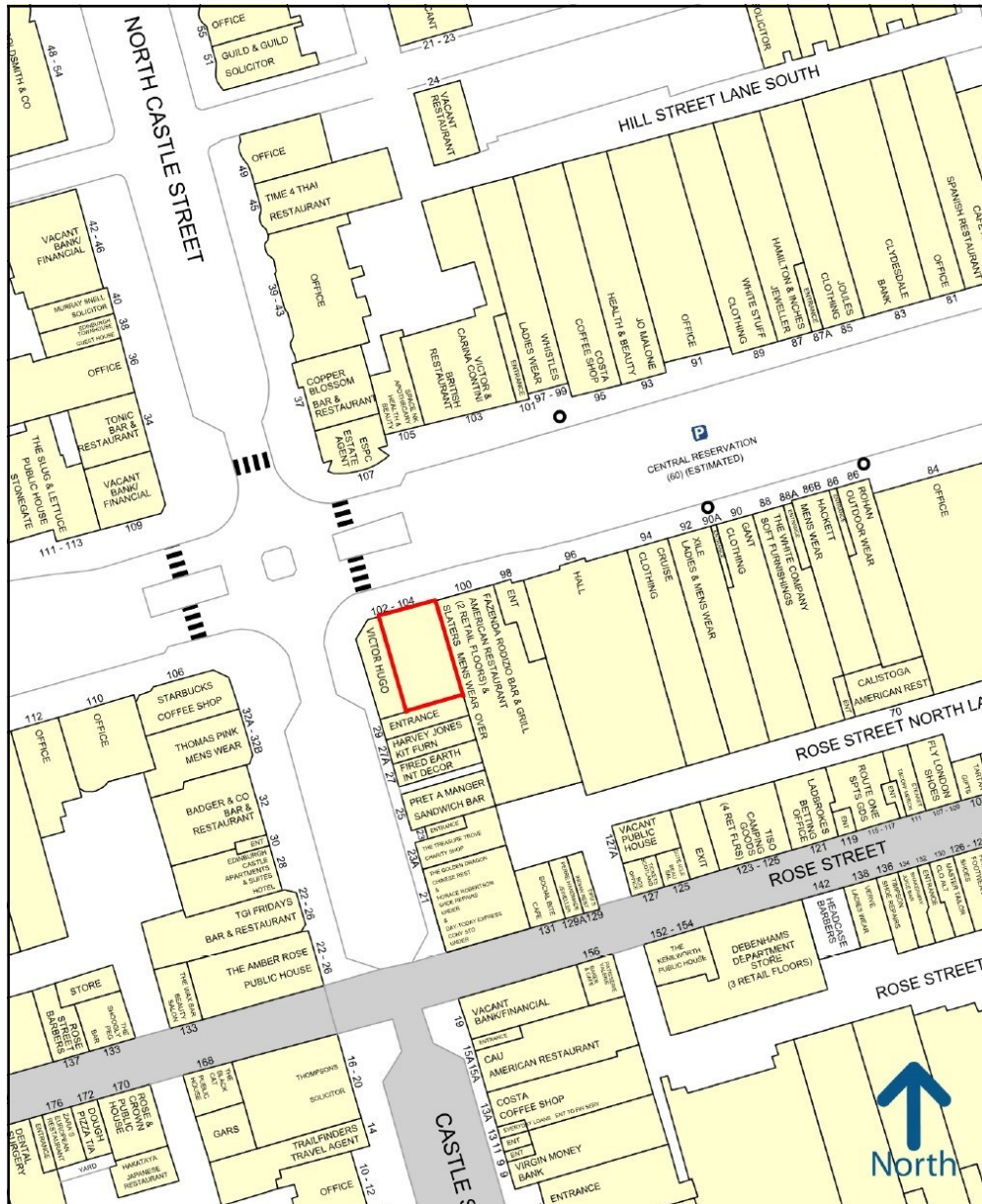
A copy of the EPC certificate can be available upon request.

0141 226 1662

www.ewanmackay.com

234 West George Street, Glasgow G2 4QF

em



RATING

To be re-assessed due to works undertaken.

VIEWING & FURTHER INFORMATION

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

Or

James Godfrey / James Murray
Culverwell
T: 0131 243 9603 / 0131 243 9614
E: james@culverwell.co.uk & jamesmurray@culverwell.co.uk

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. April 2020.