



CLASS 3 CHANGE OF USE
PLANNING CONSENT
NOW SECURED

99 PRINCES STREET - PRIME RETAIL, BANK OR RESTAURANT OPPORTUNITY
Edinburgh, EH2 3AA

ORINSEN

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KEY POINTS

- Edinburgh is one of the strongest retailing centres in the UK with a population of over 530,000 people.
- It is the second most visited city in the UK with over 3.85 million tourists per year.
- The city also benefits from an affluent local population and large student numbers.
- Princes Street is Edinburgh's main retailing thoroughfare with footfall of 13 million shoppers per year (pre pandemic).
- The property is located on a prime section of Princes Street, on the prominent corner at the junction with Frederick Street.
- Other occupiers located nearby include **Swatch, Thomas Sabo, Schuh, Five Guys, Chisholm Hunter** and **Size?**.



ACCOMMODATION

The premises are arranged over ground, basement, first, second and third floor levels, comprising the following approximate net internal areas:

Ground:	1,824 sq ft	169 sq m
B/ment:	550 sq ft	51 sq m
1st Floor:	1,536 sq ft	143 sq m
2nd Floor:	1,579 sq ft	147 sq m
3rd Floor:	1,291 sq ft	120 sq m
TOTAL:	6,780 SQ FT	630 SQ M







TENURE

The property is available by way of a new Full Repairing and Insuring lease.

EPC

A valid EPC for this property can be made available upon request.

RENT

Further details available upon request.

RATES

Rateable Value:	£150,000
UBR (2023/24):	£0.524
Rates Payable:	£78,600 pa

(Interested parties are advised to make enquiries with the local authority.)

PLANNING APPLICATION

The Landlord has now secured planning consent for a Change of Use to Class 3 (restaurant).

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

CONTACT DETAILS

For further information or to arrange a viewing, please contact Savills or our joint agents, Orinsen.

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