

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

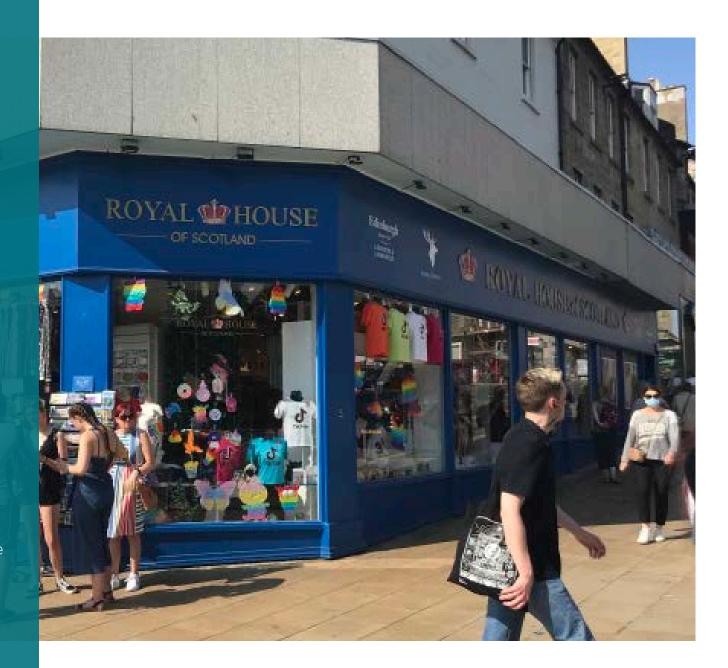
**ORINSEN** 



99 Princes Street Edinburgh EH2 3AA

# 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?.



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# **ACCOMMODATION**

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

1,824 sq ft 169 sq m Ground: 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

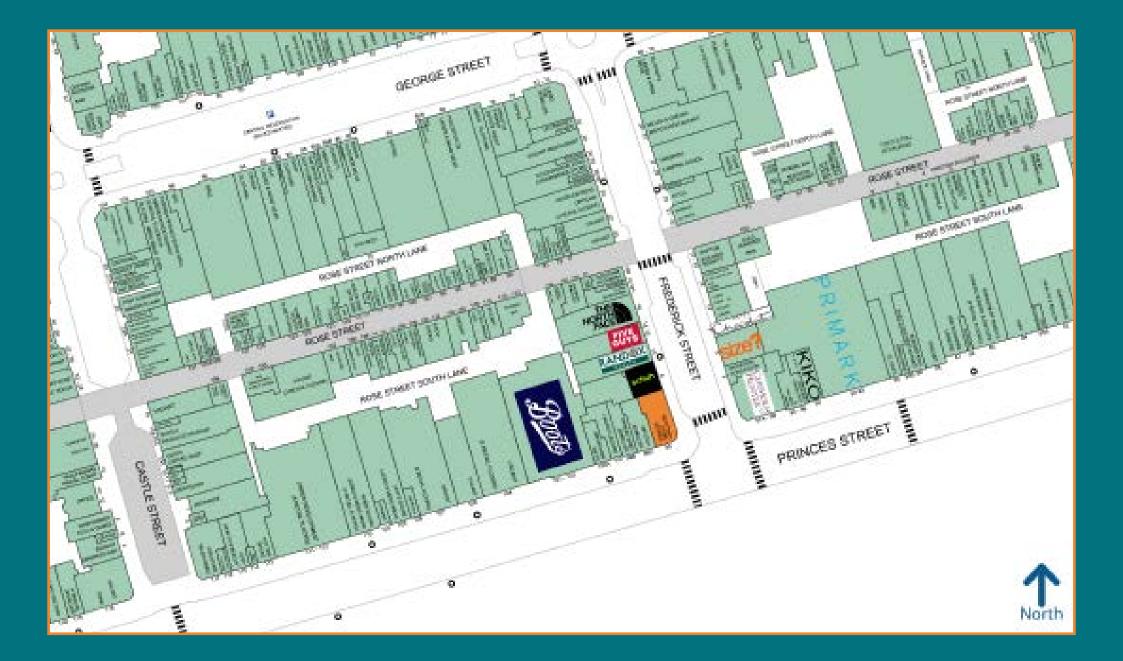








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### **TENURE**

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

#### EPC

A vaild 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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