



## To Let

Ref: 5265420

123 High Street, Edinburgh, EH1 1SG

Long Leasehold: Nil Premium, Annual Rent: Offers over £120,000

Prime City Centre Location

Potential Class 3 property with 100 covers

25 Year Lease

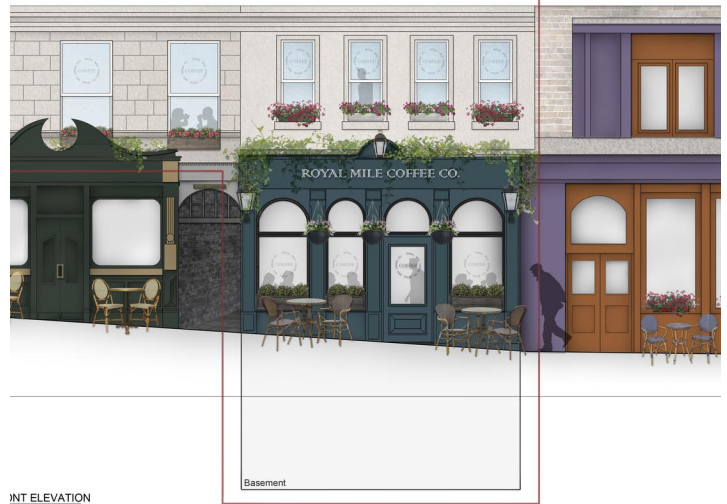
Strong all year round trade

Property is situated over three floors

Energy Rating G



The property comprises a retail or restaurant unit to be arranged over three levels as per the attached plans with a large first floor with attractive views over the Royal Mile. Our clients architects anticipate it can accommodate 100 covers.



### Location

Edinburgh is the capital city of Scotland with a local population of 550,000 people and with a wider city region population of 1.4 million people. It lies on the east coast of Scotland with first class rail and air links to the rest of the UK and worldwide and sits at a node point of the UK motorway network permitting easy road access to the Central Belt, Fife and Tayside and the Lothians.

The city is the Political and Judicial capital of Scotland as well as an important financial and administrative centre being the strongest UK city economy outwith London. Employers include the Headquarters of both Royal Bank of Scotland and Bank of Scotland as well as Sainsburys, Tesco and TSB banks and Institutions such as ABRDN. These employers draw on a well-educated, broad-based and stable employment demographic with 43% of the population being degree-educated, with many educated at one of the city's five Universities, with Edinburgh University being a Russell Group institution.

The city is famous for its International Arts Festival and The Fringe taking place within a UNESCO World Heritage site. The festivals draw visitors from around the world with Edinburgh's population swelling by 2.7 million visitors during August alone.

### Situation

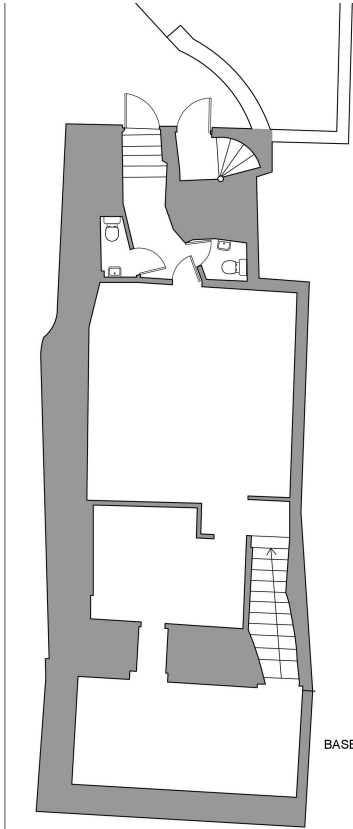
The property is situated in a prime location on the Royal Mile (High Street) midway between Edinburgh Castle and The Scottish Parliament. The Royal Mile is an exceptionally strong tourist and visitor location with attractions including Edinburgh Castle, Dynamic Earth, Camera Obscura, the City Dungeons and Whisky Experience all located nearby along with a number of Museums and Galleries.

Nearby operators include The Royal Mile Tavern, Starbucks, Byron, Pizza Express as well as the Radisson Blu and Hilton Carlton Hotels and other tourist retail offers with the Radisson Blu opposite the property.

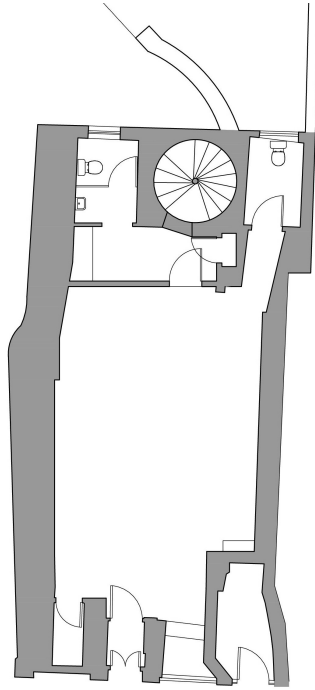
### External Details

A traditional stone construction property over six floors, the opportunity consists of the basement, ground and first floors.

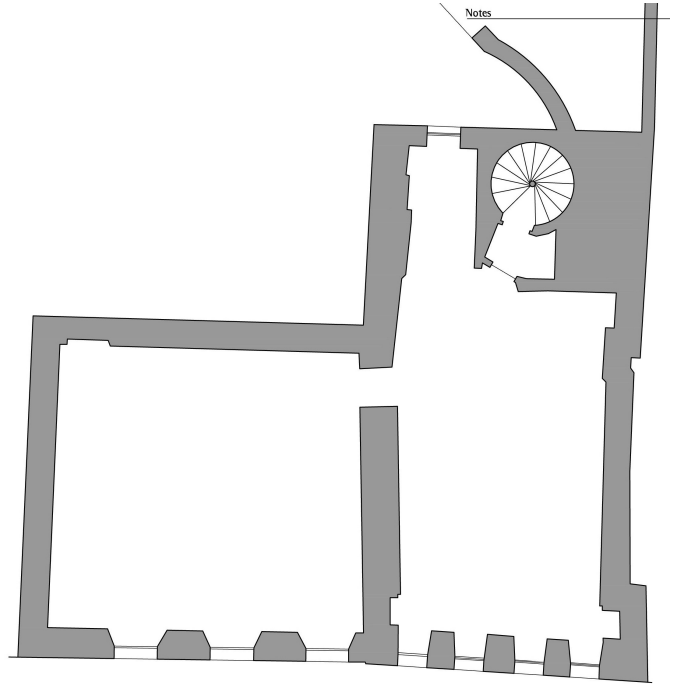




BASEMENT FLOOR PLAN



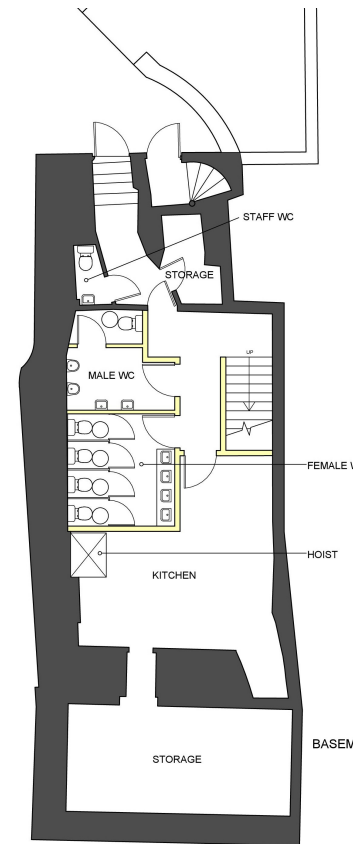
GROUND FLOOR PLAN



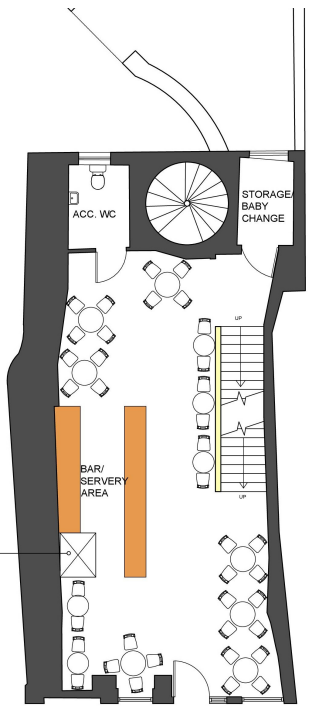
FIRST FLOOR PLAN

01 EXISTING FLOOR PLANS  
SCALE 1:100

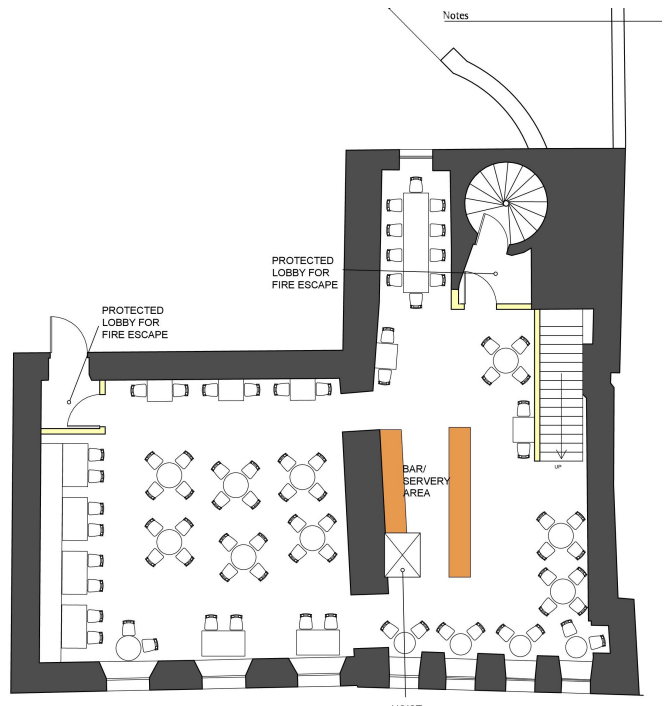
A3 ORIGINAL SIZE



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

01 PROPOSED FLOOR PLANS  
1:100

PROPOSED OCCUPANCY - 100

A3 ORIGINAL SIZE



01 EXISTING ELEVATIONS  
SCALE 1:40

A3 ORIGINAL SIZE



01 PROPOSED ELEVATIONS  
SCALE 1:40

A3 ORIGINAL SIZE

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## Other Property

The property comprises of the following floor areas and dimensions:

Gross frontage - 27'7", 6.9m  
Net frontage - 19'7", 6.0m  
Shop depth - 46'11", 14.3m  
Ground floor - 1000sq ft, 93sq m  
First floor - 1361sq ft, 126sq m  
Basement - 714sq ft, 64sq m

## Tenure

Long Leasehold - Nil Premium:  
Asking Rent - Offers Over £120,000Key details of the sale:  
Sub Lease - 25 years

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Simon Watson

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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