

Lease for sale.

Edinburgh, 51 George Street.

EH2 2HT.



Private & Confidential – Staff Unaware.

Potentially suitable for restaurant or retail use.

100% prime location.

Contact.

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Location.

George Street forms Edinburgh's premium fashion destination, hosting international high end brands within interesting period buildings. The street also benefits from boasting the majority of the quality restaurants within the city centre.

The premises are situated within the recognised prime block on George Street's north side, bounded by Frederick Street to the west and Hanover Street to the east. Nearby occupiers include **Jigsaw, Seasalt, Molton Brown, Anthropologie, Lululemon, Kiehls, Bobbi Brown, Church's Shoes, Phase Eight, All Saints, Jack Wills** and **Fat Face**.

Accommodation.

Net internal floor areas:-

Ground Floor	436.91 sq m	4,703 sq ft
First Floor Sales	73.67 sq m	793 sq ft
First Floor Ancillary	144.46 sq m	1,555 sq ft

Rent.

£300,000pax.

Business Rates.

Rateable Value £247,000

UBR (2019/20) 0.516

For transitional relief enquiries, 0131 608 1133.

Lease Terms.

The premises are held on a full repairing and insuring lease until 28 January 2021. We understand the landlord is open to discussions on a new long lease on a surrender and back to back basis.

Energy Performance Certificate.

Report available on request.

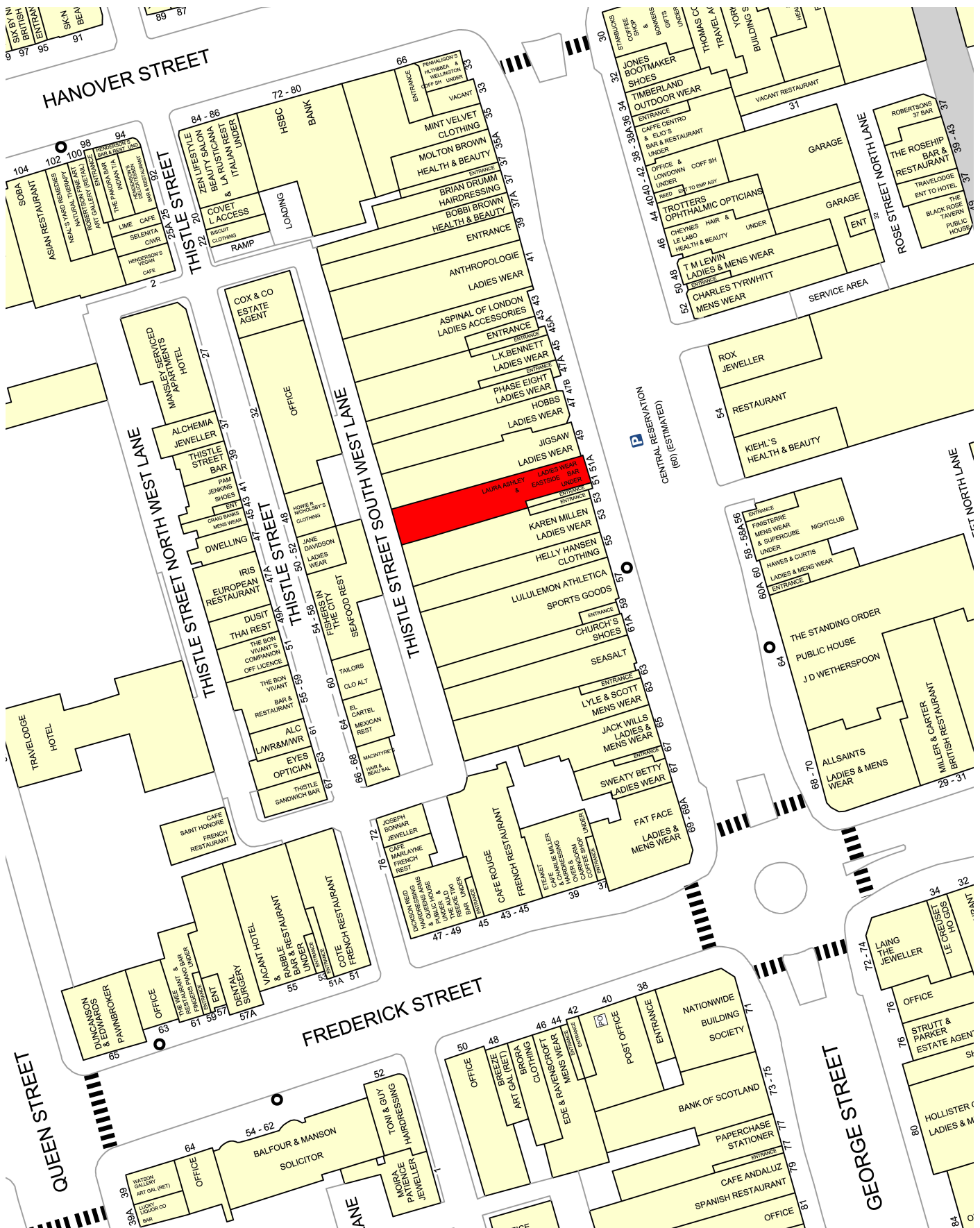
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

February 2020

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