

33 George Street, Edinburgh, EH2 2HN

TO LET
PRIME RETAIL UNIT



LOCATION

Edinburgh is Scotland's Capital City with a population of 507,000 and a wider region population of 13.4 million is internationally recognised for its rich history, festivals and financial service sectors. The city is located within the Lothian region of Scotland and is situated 45 miles east of Glasgow and 109 miles north of Newcastle.

The city benefits from strong transport links with the M8, M9 and M90 connecting the city to the wider Scottish and UK motorway network.

Edinburgh's Airport is the busiest in Scotland and the sixth busiest in the UK with over 14.3 million passengers travelling through in 2018 which is a 6.5% increase from 2017. The airport offers 37 various airlines flying 227 routes to 157 destinations worldwide.

Edinburgh's prime retail locality is located within the city's Golden Rectangle which comprises of both George and Princes Street both running parallel with Hanover, Frederick and Castle Street running adjacent offering an array of multiple national retailers, speciality and boutique retailers and many of the New Town's vibrant leisure offerings.

SITUATION

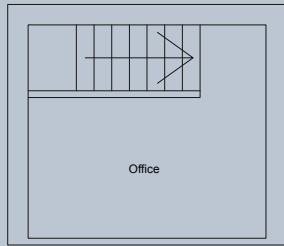
George Street is located in the heart of Edinburgh city centre but more specifically

the subjects are located on the north side of George Street just off the corner of its junction with Hanover Street. George Street has become Edinburgh's retail and leisure destination for many upmarket boutique retailers, fashion retailers, jewellers and licensed leisure operators. A range of international and national operators such as Starbucks Coffee, Timberland Outdoor Wear, Molton Brown, Anthropologie, Aspinall London, T.M. Lewin and Charles Tyrwhitt Menswear are located within the immediate vicinity.

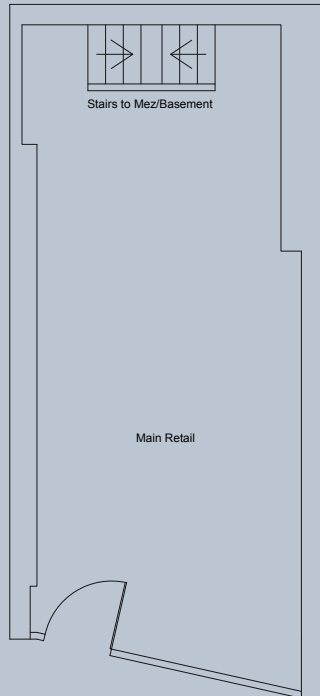


ACCOMMODATION

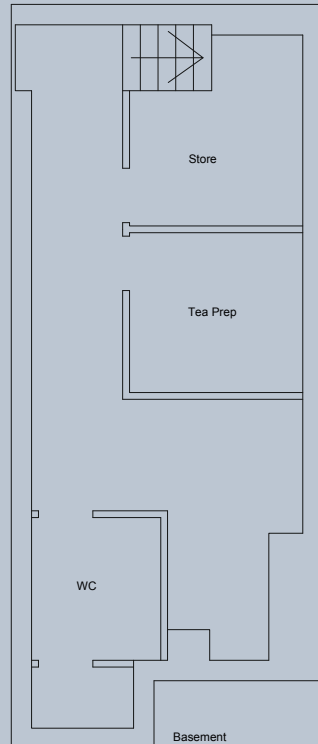
Areas / Floor etc	Sq M	Sq Ft
Ground Sales	38.33	413
Mezzanine Office	7.59	82
Basement Office/Stores	35.79	385
Total	81.71	880
ITZA	42.69	460



Mezzanine



Ground Floor



The subjects also benefit from being within close proximity to the newly rejuvenated St Andrew Square which offers a range of luxury shopping, Grade-A office accommodation, boutique hotels and high-end restaurants.

GEORGE STREET AND THE FIRST NEW TOWN

The City of Edinburgh Council have recently unveiled proposed plans for George Street. The design aims to create a vibrant area with a world class street environment that is safe for all users. The aim is to enhance its use for pedestrians while prioritising active travel for all. Further information can be found at the link below:

[George Street and the First New Town](#)

DESCRIPTION

The subjects comprise of a mid-terrace ground floor and basement retail unit contained within a traditional four storey tenement under a part flat part pitched slated roof. The subjects are accessed via a recessed timber glazed pedestrian door and internally the subject provides an open plan sales area with mezzanine office to the rear accessed via a timber stair. The subjects also benefit from an extensive basement accessed from a timber stair to the rear of the unit providing storage, office, kitchenette and WC facilities.



RENT

Available upon request.

RATEABLE VALUE

According to the Lothian Assessor Association, we have been advised that the subjects have a rateable value of £62,600. The unified business rate is presently set at £0.51 excluding water and sewage, which are levied separately.

LEGALS

Each party to bear their own legal expenses incurred in connection with this transaction.

EPC

Available upon request

VIEWING

All viewings are strictly by prior arrangement with Graham + Sibbald on 0131 240 5311

To arrange a viewing contact:



Joe Helps
Surveyor

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0131 240 5291



Keith Watters
Partner

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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2019

