

**100% PRIME LOCATION - P&C Staff Unaware**

# LEASE FOR SALE

**51 George Street, EDINBURGH**

**CLASS 3 RESTAURANT CONSENT IN PLACE**



## KEY FEATURES

- 100% Prime central location within the recognised prime pitch
- Aspirational occupier adjacencies
- Significant tourist spend all year-round
- Large floor-plate

## 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, Aspinall of London, Church's shoes, Phase Eight, Penhaligons, All Saints, Jack Wills and Fat Face.

## DESCRIPTION

The premises comprise an attractive, large multiple windowed retail unit arranged over ground and first floors of a larger stone built building. The premises offer additional sales accommodation on first floor. The estimated net internal areas are as follows:

# 100% PRIME LOCATION - P&C Staff Unaware

# LEASE FOR SALE

## 51 George Street, EDINBURGH

### ACCOMMODATION

FLOOR	SQ M	SQ FT
GROUND FLOOR	436.91	4,703
FIRST FLOOR (SALES)	73.67	793
FIRST FLOOR (ANCILLARY)	144.46	1,555

### LEASE TERMS

The premises are held on a full repairing and insuring lease until 28 January 2021 with no further rent reviews. We understand the landlord is open to discussions on a new long lease on a surrender and back to back basis.

### RENT

The passing rental is £300,000 per annum exclusive.

### TERMS

Incentives are available subject to status. Alternatively, the landlord will grant a new long lease.

### PLANNING CONSENT / ALTERNATIVE USE

The premises benefit from Class 3 (restaurant) consent and therefore be used for restaurant or retail.

### RATES

Rateable Value	£247,000	
(Commercial Rate Poundage	£0.516)	
Rates Payable	£127,452	(exclusive of water and sewerage costs)

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any Land & Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

### VIEWINGS BY PRIOR APPOINTMENT WITH THE SOLE LETTING AGENTS:

#### Callum Mortimer

t: 020 7182 8153  
m: 07714 145 932  
e: [callum.mortimer@cbre.com](mailto:callum.mortimer@cbre.com)

#### CBRE Limited

Henrietta House,  
Henrietta Place  
London W1G 0NB

Date of Issue: October 2019



# 100% PRIME LOCATION - P&C Staff Unaware

# LEASE FOR SALE

## 51 George Street, EDINBURGH

### GOAD MAP



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.