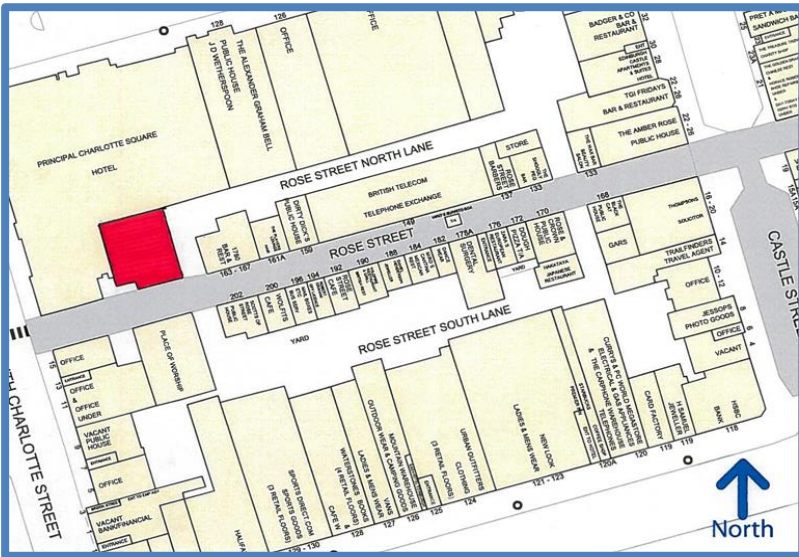
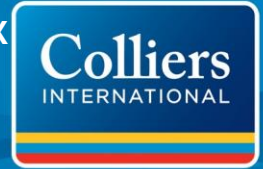


EDINBURGH – ROSE STREET – TO LET – 3,100 SQ FT (288 SQ M) APPROX

Unit forming part of the rear of The Principal Charlotte Square Hotel

Suitable for Retail/Leisure/Restaurant Use Subject to Planning



- **NEW SPACE ON THE MARKET**
- City Centre position
- Substantial footfall
- Extensive frontage
- Suitable for a variety of uses
- Complimentary nearby occupiers
- Flexible lease terms

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

Bob Fisher
Retail Scotland
+44 131 240 7522
Bob.Fisher@colliers.com

Unit forming part of the rear of
The Principal Charlotte Square Hotel
Rose Street
Edinburgh
EH2 4AZ

Colliers International
1 Exchange Crescent
Conference Square
Edinburgh EH3 8AN
+44 131 240 7500

www.colliers.com/uk/retail

LOCATION

Rose Street is situated in the heart of Edinburgh's commercial and retail centre, being located between Princes Street and George Street. Rose Street is a main retail and leisure thoroughfare in the centre of Edinburgh being occupied by a number of retail, restaurant and public house premises.

SITUATION

The premises which form part of the rear of The Principal Charlotte Square Hotel are situated on the north side of Rose Street opposite the Rose Theatre and on the corner with Rose Street Lane North.

The premises are located at the west end of the block, adjacent to the rear entrance to The Principal Hotel.

Occupiers in the immediate vicinity include Scott's Bar, 1780 Bar and Restaurant, Daniel Henderson Jewellers, Wolfits Café and The Players Lounge Hairdressers.

DESCRIPTION

The premises have extensive frontage onto Rose Street and provide ground floor space in shell condition.

ACCOMMODATION

The main dimensions and the internal areas are as follows;

Rose Street Frontage: 52 ft (17.08 m) approx.
(includes part return frontage)

**Rose Street North
Lane Frontage:** 6ft 2 in (1.89 m) approx.
(return frontage)

Ground Floor: 3,110 sq ft (289 sq m) approx.

RATING ASSESSMENT

The premises currently form part of The Principal Hotel Charlotte Square and will require to be separately assessed for entry in the 2017 Valuation Roll.

The Commercial Rate per poundage in Edinburgh is currently £0.48 (exclusive of water and sewerage rates)

RENT

Offers in the region of £50,000 per annum exclusive of rates are invited.

LEASE TERMS

The premises are available for a term to be agreed on a full repairing and insuring lease basis subject to regular upward only rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

ENTRY

By agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Certificate is available on application.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). **The property is elected for VAT which will be due on rental payments.**

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the letting agent;

Bob Fisher

Tel : 0131 240 7522

Email : bob.fisher@colliers.com

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
06/11/2018

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