

# 24-25 Princes Street

## EDINBURGH

## LOCATION

Edinburgh is Scotland's capital city, with a population of approximately 480,000 people and an estimated wider catchment in the region of 1.5 million.

The City has an affluent population and a strong tourist catchment.

The premises are situated in a 100% prime location, rarely available on Princes Street, with return frontage onto South Saint Andrew Street. Nearby occupiers include Topshop, H&M, Apple, O2, Holland & Barrett, Foot Locker and Barclays.



### SITUATION

Princes Street is Edinburgh's main retail thoroughfare. The property is located on a 100% prime corner location on Princes Street and South Saint Andrew Street.

### TERMS

The property is available by way of a sublease or assignment arrangement, with the current lease running until 12 April 2021, however an extension to the term can be explored. The current passing rent is £286,250 per annum.

### LEGAL COSTS & VAT

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

### EPC

A copy of the Energy Performance Certificate is available upon request

### Accommodation

Grnd	1,288 sq ft	119.62 sq m
Bmnt	248 sq ft	23.01 sq m
First	156 sq ft	14.53 sq m
<b>Total</b>	<b>1,692 sq ft</b>	<b>157.16 sq m</b>

### Business Rates and Service Charge

Rateable Value	£261,000
Uniform Business Rate	£0.506
Rates Payable (2018/2019)	£132,066

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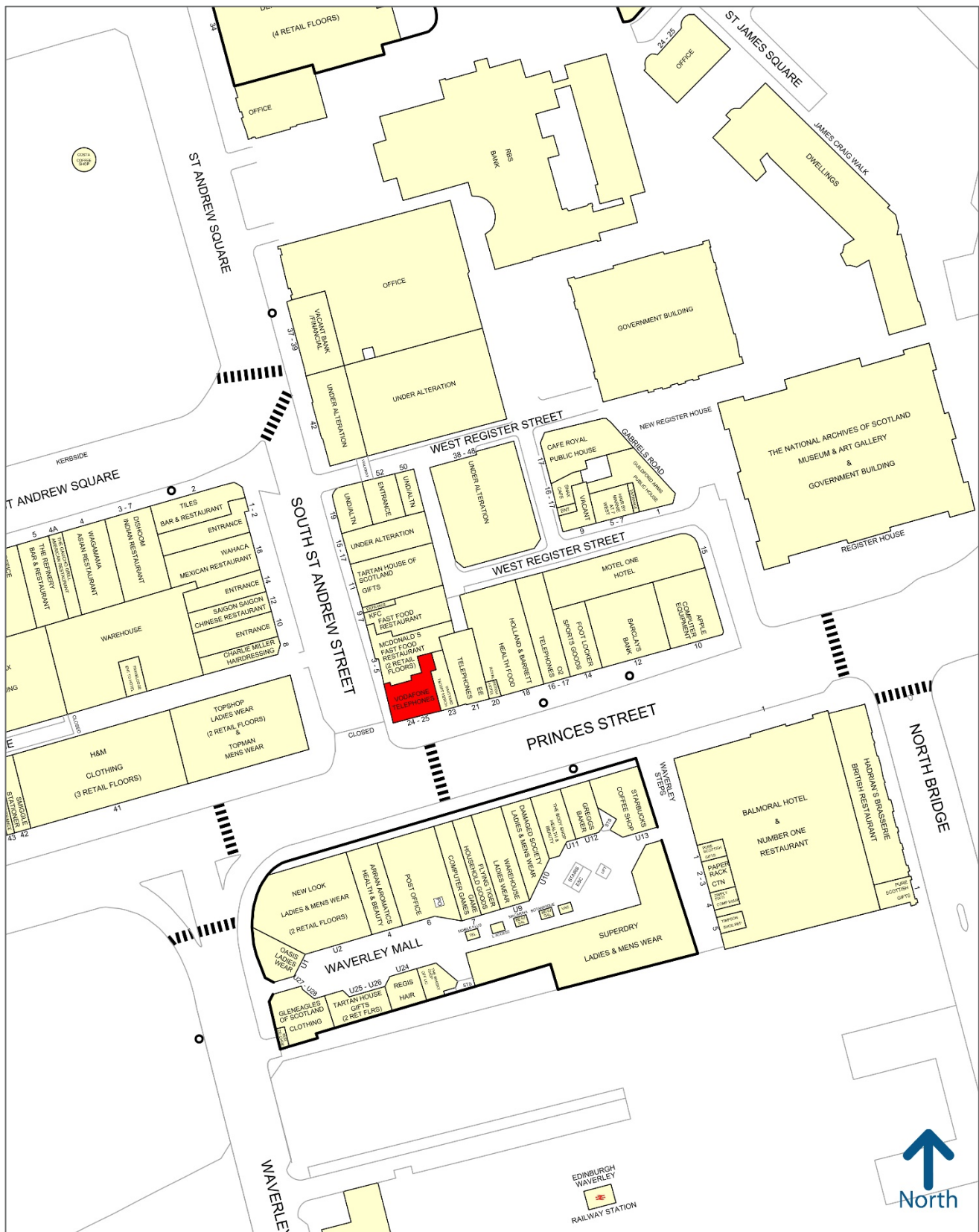
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