

(STRICTLY PRIVATE & CONFIDENTIAL – STAFF UNAWARE)

LEASE FOR SALE

43 George Street, Edinburgh EH2 2HT



PRIME RETAIL UNIT

Location

Edinburgh is Scotland's capital city, with a resident population of approximately 480,000 people and a regional catchment of over 1.6 million people. The city is widely regarded as a key political, administrative, legal and judicial centre, making it the UK's largest financial centre outside of London. Edinburgh is further renowned for its exceptional tourist trade, attracting in excess of 3.5 million tourists on an annual basis.

George Street has established itself as Edinburgh's premier fashion and leisure location with numerous high quality fashion retailers and restaurateurs located here.

The premises occupy a prime location on the north side of George Street, in the block bounded by Hanover Street and Frederick Street.

Nearby occupiers include **Anthropologie**, **LK Bennett**, **Molton Brown** and **Phase 8**.

Description

The property comprises retail premises within a fully glazed shop front arranged over the ground and mezzanine floors of a four storey stone built building, under a pitched and slated roof.

Accommodation

The net internal areas are approximately as follows:

Ground Floor	225.86 sq m (2,431 sq ft)
Mezzanine	60.76 sq m (654 sq ft)

