

LEASE FOR SALE

86 George Street, Edinburgh



PRIME RETAIL UNIT

Location

Edinburgh is the capital city and financial capital of Scotland. There is a population in excess of 450,000 people and an estimated catchment of 1.5m within a 30 mile radius.

George Street is well established as one of Edinburgh's best fashion and shopping locations with numerous high quality retailers and restaurants located here.

The premises are located in a prime location on the south side of George Street, in the block bounded by

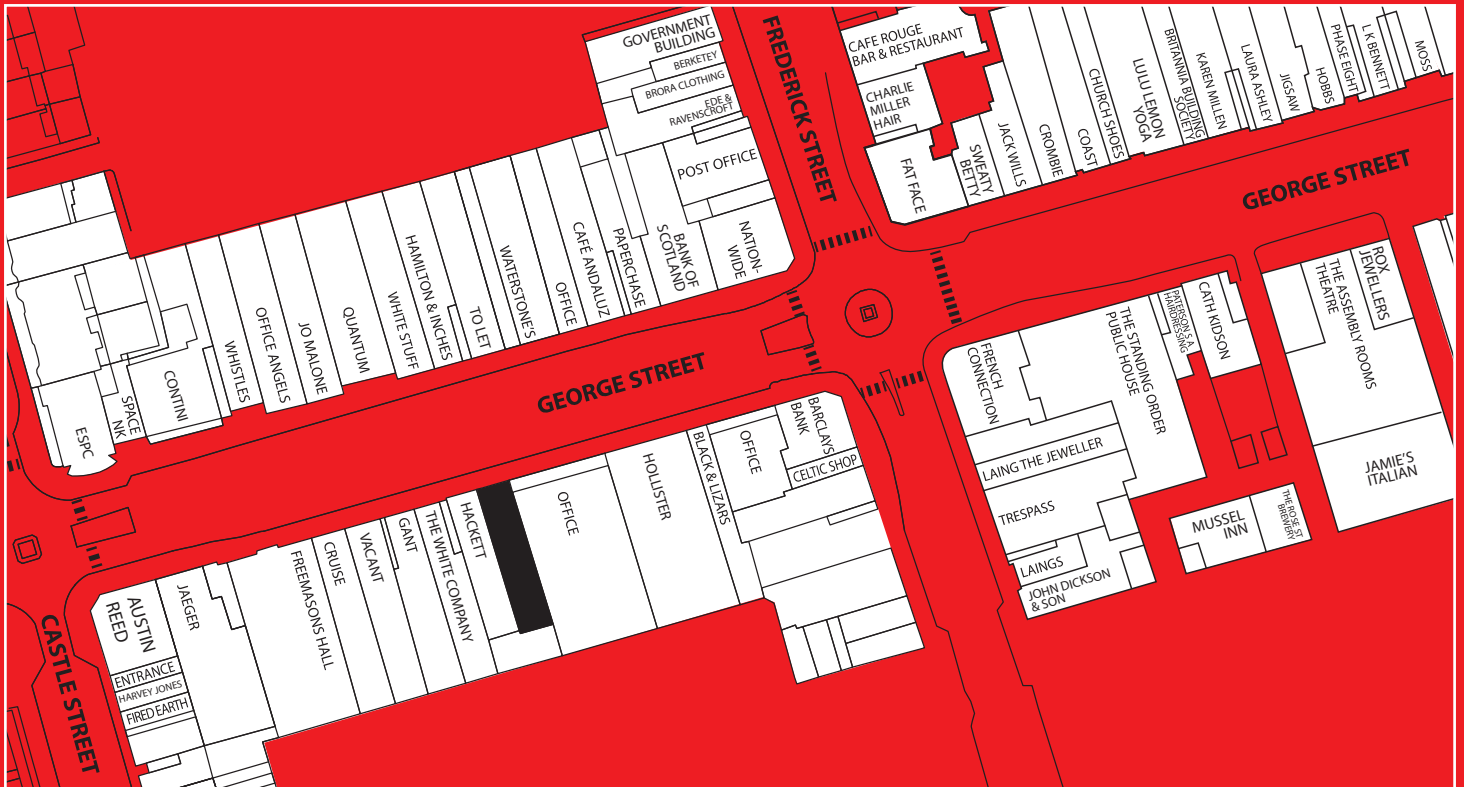
Frederick Street and Castle Street. Adjacent occupiers include **Hollister, Hackett, White Company, Gant, Jo Malone, Whistles** and **White Stuff**.

Description

The property is a retail premises with a fully glazed shop front arranged over the ground and basement floors of a three storey and attic stone building, with a single floor rear extension, under a pitched and slated roof.

LEASE FOR SALE

PRIME RETAIL UNIT



Accommodation

Ground Floor: 149 sq m (1,600 sq ft)
Basement: 63 sq m (681 sq ft)
(plus additional store and cellars)

Rating

We are verbally advised that the subjects are entered in the valuation roll as follows:

Rateable Value: £109,500
Rates payable: £50,590 pa
(interested parties should verify these figures themselves)

Lease Details

The shop is held on a FRI lease until 1st February 2027, with a tenant only break option on 1st February 2022. The next rent review is 1st February 2017. The rent passing is £145,000 per annum exclusive.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for the stamp duty, registration dues and VAT incurred thereon.

EPC

Available on request.

Entry

By mutual agreement.



Terms

Offers are invited for our clients leasehold interest.

Viewing & Further Information

Please contact the sole agents:



Stephen Gunn
Gunn Property Consultants
stephen@gunnproperty.co.uk
0141 221 3500

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. April 2015.