

RARELY AVAILABLE 100% PRIME RETAIL UNIT TO LET

49 GEORGE STREET
EDINBURGH
EH2 2HT



- Prominent location within the 100% prime section of George Street
- Premium retail, bar & restaurant destination
- Impressive flagship store with stunning interior and original features to retail areas
- Incentives available

LOCATION

Edinburgh is Scotland's capital and main financial/administrative centre. The city has a population of 487,500, increasing to 1.3m within the Lothians, Fife and Scottish Borders catchment area.

The Subject property is situated in the 100% prime section of George Street, between Frederick Street and Hanover Street in the heart of the city centre.

George Street continues to be one of Edinburgh's best retailing pitches, with several high-end and designer fashion retailers represented. Nearby retailers include Anthropologie, Hobbs, Bobbi Brown, Lululemon, Mint Velvet, Sea Salt, Jack Wills, Sweaty Betty and Fat Face.

THE PROPERTY

The Subject Property comprises a self-contained retail unit arranged over ground, first and basement floors. The retail accommodation on ground floor is complemented by additional sales accommodation at first floor, which is accessed via an ornate staircase located to the front of the ground floor.

The ground floor retail benefits from a regular layout, impressive floor to ceiling heights and large glazed ornate atrium providing excellent levels of natural daylight. The basement is accessed directly from the rear of the ground floor sales and provides ancillary staff and storage areas.

The unit has a very attractive and distinguished stone façade, with access direct from street level.

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Total 7,352 sqft / 683.01 sqm

Rent available on request and incentives available.

Rates Payable: £129,820

EPC

LEGAL COSTS

VIEWING

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COMMERCIAL PROPERTY CONSULTANTS