

49

George Street

Edinburgh EH2 2HT



A rarely available prime retail property
in the heart of Edinburgh's premium city
centre retail and leisure destination



Edinburgh



A STRONG AND GROWING ECONOMY

Edinburgh's GVA per capita is 1.3 times the UK average for major cities, totalling £39,300. GVA for the city is forecast to grow at 6% pa for the next 5 years, with technology being one of its fastest growing sectors taking advantage of the city's highly educated and diverse workforce.



A TOURIST DESTINATION

Edinburgh has two UNESCO World Heritage Sites, 12 international arts festivals and more Michelin starred restaurants than any other regional city. It has the second highest hotel occupancy rate in Europe and continues to attract more visitors every year, claiming the UK's most favoured conference destination outside London. 4 million tourists on average visit the city every year.



THE CAPITAL CITY OF SCOTLAND

With the strongest economy of any city in the UK outside of London, Edinburgh is recognised as one of the most prosperous, and growing parts of the UK. It is a globally recognised financial centre and is home to the Scottish Government. The city has a population of circa 513,200, increasing to 1.36m within the 'Edinburgh City Region' area. The population is expected to grow by 20% by 2039.

A MAJOR CENTRE OF EDUCATION

Boasting 8 universities and further education colleges, 80,000 students, including more than 16,000 with over international students. The University of Edinburgh is ranked 5th in the UK (1st in Scotland) and 20th in the World University Ranking in 2021.



THE UK'S LARGEST REGIONAL FINANCIAL CENTRE

Edinburgh is home to over 30 operational banks, £500 billion of assets under management and HQs for a number of major financial institutions.

WORLD CLASS RETAIL & LEISURE

Edinburgh is one of the strongest retailing centres in the UK, generating an annual in store comparison spend of £2.56 billion, of which over £1 billion is contributed by tourists.

Prime location in the heart of the city



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



Surrounded by world-class retail and leisure offerings, the property offers an impressive flagship store with a stunning interior and original features.



The property also offers excellent transport links, with both Waverley Rail Station; recently subject of a £295m upgrade, and St Andrews Bus Station situated nearby. A tram stop is also located within five minutes' walk on Princes Street.



George Street continues to be Edinburgh's principal aspirational retailing destination, as well as its premium bar and restaurant destination. Nearby retailers include Anthropologie, Lululemon, Hobbs, Bobbi Brown, Mint Velvet, Sea Salt, Sweaty Betty, Jo Malone and many more. Bar/restaurant and leisure occupiers include Tigerlily, All Bar One, Browns, Hard Rock Café, Intercontinental George Hotel and The Dome.



An estimated £1 billion will have been spent redeveloping the Edinburgh St James Centre, located at the east end of George Street. Opened in June 2021, and anchored by John Lewis, Zara and H&M, it has further cemented George Street as a premium retail and leisure destination within the city centre.



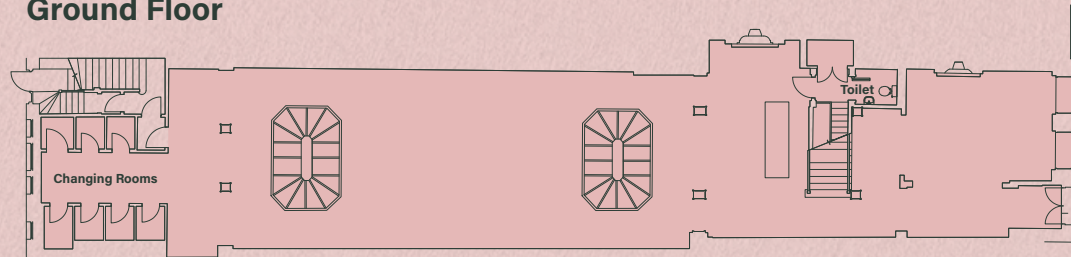


The property

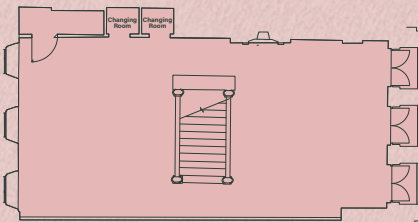
- The property comprises a self-contained flagship retail unit arranged over ground, first and basement floors. The retail accommodation on ground floor is complemented by additional sales accommodation at first floor, which is accessed via an attractive marble and ornate staircase located to the front of the ground floor.
- The ground floor retail benefits from a regular layout, impressive floor to ceiling heights, original period features and large ornate glazed atriums providing excellent levels of natural daylight.
- The basement is accessed directly from the ground floor sales and provides ancillary storage and welfare staff areas.
- The property has a very attractive and distinguished stone façade, with access direct from street level.

INDICATIVE FLOOR PLANS

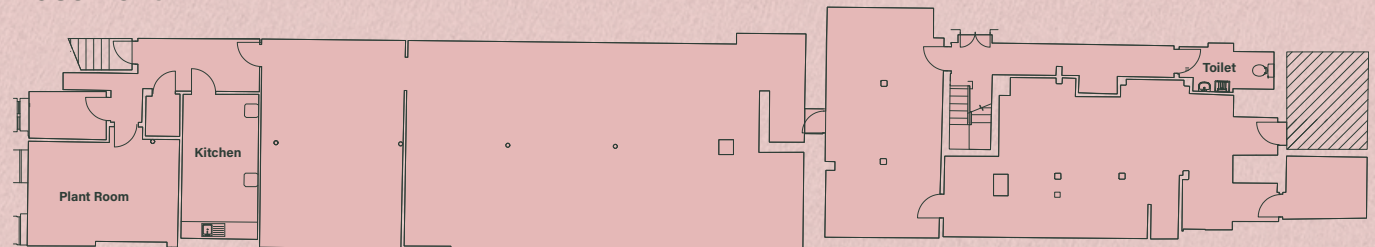
Ground Floor



First Floor



Basement



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Floor areas

The property provides the following approx. net internal areas.

Floor	Sq Ft	Sq M
Ground	3,043	282.70
First	1,438	133.60
Basement	2,871	266.71
Total	7,352	683.01

Lease

Available to let on a new Full Repairing and Insuring lease for a term to be agreed.

Rent available on request. Incentives available depending on covenant strength and lease length.

Rates

Rateable Value £247,750
Rates Payable £129,820

A new occupier has the right to appeal this assessment within 6 months of occupation.



EPC

The Energy Performance Certificate is available on request.

Legal costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. The ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable.

Viewing

Strictly by appointment with Springford & Co.

SPRINGFORD
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