

LEASE FOR SALE

Strictly Confidential - Staff Unaware

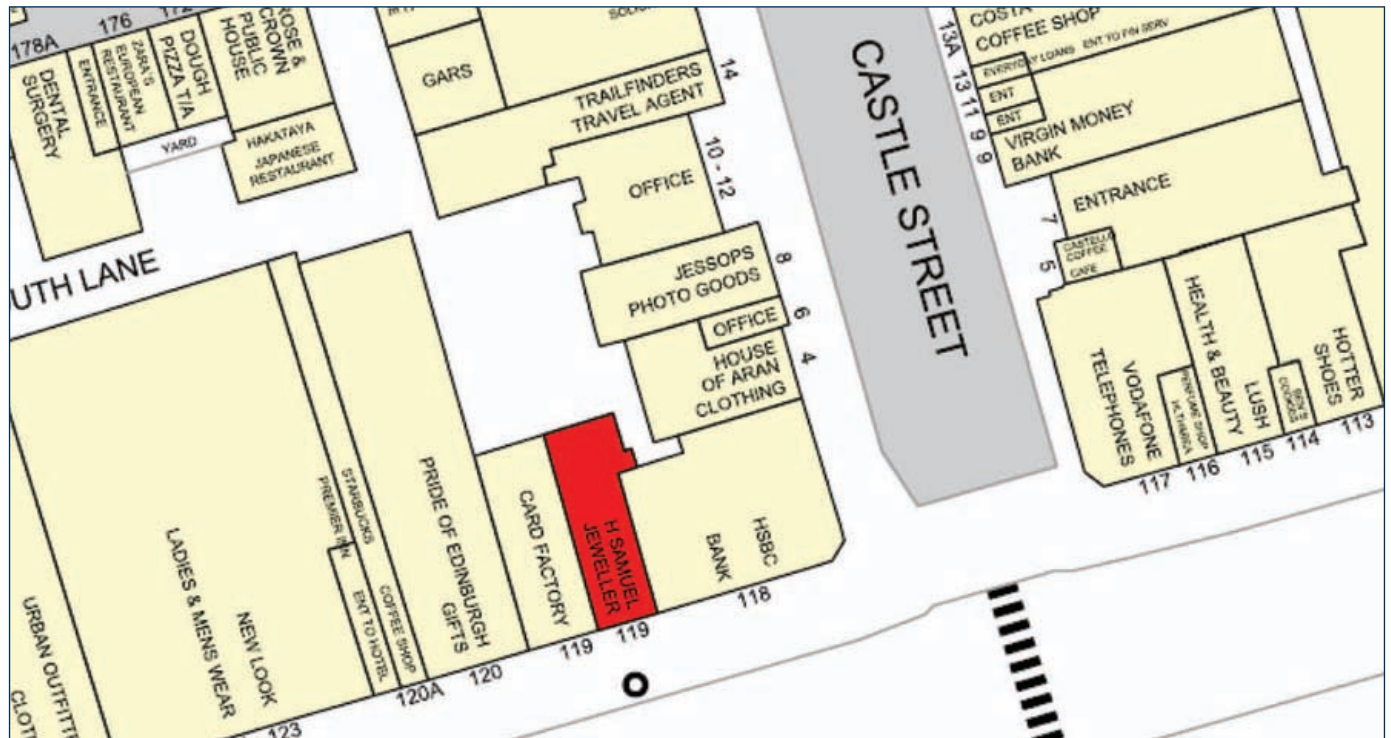


119 PRINCES STREET
EDINBURGH
EH2 4AA

SMITH COLE
WRIGHT

0141 226 4061

119 PRINCE ST, EDINBURGH EH2 4AA



LOCATION

The subject property is situated in a prime location along Princes Street. The unit is adjacent to Card Factory and HSBC Bank. Other nearby occupiers include Hotter shoes, Lush, Vodafone, New Look and Urban Outfitters.

SITUATION

The property is offered by way of assignment of the existing lease expiring August 2030 with a tenant only break option in August 2023 subject to 12 months written notice

ACCOMMODATION

Approximate floor areas are as follows:

Ground Floor Sales	101.2 sqm	1,089 sqft
Basement	168.6 sqm	1,815 sq ft
Total	269.8 sqm	2,904 sq ft

LEASE TERMS

The property is offered by way of assignment of the existing lease expiring August 2030 with a tenant only break option in August 2023 subject to 12 months written notice.

RENT

£260,000 per annum exclusive of business rates and service charge.

RATING

Rateable Value (2018)	£116,000
Rates Payable (2018/2019)	£59,856
Service Charge	£TBC

LEGAL COSTS

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

EPC RATING

A copy of the energy performance certificate is available upon request.

VAT

All figures quoted are exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly through the joint agents:

SMITH COLE WRIGHT

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Ian Wright

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CUSHMAN WAKEFIELD

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MISDESCRIPTORS ACT 1991

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