



PRINCES STREET  
EDINBURGH

*Pride of Place*

A UNIQUE RETAIL  
OPPORTUNITY





64

PRINCES STREET

*Up to 40,000 sq ft of flagship  
retail space, located in the centre of  
Edinburgh's world famous street.*

## Edinburgh

The capital of Scotland and home to the famous Fringe and International festivals, Edinburgh draws visitors from all over the world.

The city has the most affluent population of any city in the UK outside London and the best educated of all UK cities.

The city's retail offer is set to be enhanced with the forthcoming St James Quarter development. This 1.7m sq ft mixed use scheme is scheduled to complete in 2020 and will incorporate up to 850,000 sq ft of retail floorspace plus restaurants, cinema and residential units. The scheme will also bring a 5 Star W Hotel to Edinburgh. According to the developers, the St James Quarter is set to increase Edinburgh's catchment market potential by an additional 20%.

GROSS DISPOSABLE HOUSEHOLD  
INCOME £21,837 - 10.4% HIGHER  
THAN UK AVERAGE (2016)

13.1%  
POPULATION GROWTH  
FROM 2008 - 2018  
(SECOND HIGHEST IN UK)

TOURIST  
EXPENDITURE OF  
£1.85BN  
IN 2017

HIGHEST EMPLOYMENT  
RATE OF ANY UK CITY  
77.8%

4.6M  
TOURIST VISITS  
IN 2017

42%  
MORE AFFLUENT  
ACHIEVERS THAN THE  
UK AVERAGE (32%)

£44.2k  
GVA PER CAPITA (2017)  
SECOND ONLY  
TO LONDON

EDINBURGH IS  
SCOTLAND'S CAPITAL  
AND HOME TO THE  
SCOTTISH PARLIAMENT

2.0M  
OVERSEAS  
VISITS IN 2017

EDINBURGH'S POPULATION  
PROJECTED TO INCREASE FROM  
518K (2018) TO 583K (2041)

29M  
RAIL PASSENGERS  
HANDLED BY  
EDINBURGH STATIONS  
IN 2018

EDINBURGH HOSTS THE  
LARGEST ARTS FESTIVAL  
IN THE WORLD

1.9M  
FORECAST CATCHMENT AREA\*  
(\*FOLLOWING ST JAMES OPENING)

HIGHEST ANNUAL  
EARNINGS OF ANY  
MAJOR UK CITY  
OUTSIDE LONDON  
£32,182 (2019)

2ND  
EDINBURGH IS THE  
UK'S SECOND MOST  
VISITED CITY

## Princes Street

Edinburgh's busiest retail location and one of the most iconic shopping streets in the world. Home to flagship high street stores such as M&S, Debenhams, Boots, Next, Apple, Primark, Zara and H&M, alongside historic Jenners and the National Galleries of Scotland.

The street forms Edinburgh's primary east to west bus route and is also the route for the Edinburgh Tram, connecting the city centre with Edinburgh Airport to the west. The main Princes Street tram stop is close to 64 Princes Street and Waverley Railway station is a short walk away.



JO MALONE LONDON    White STUFF    fat face    lululemon    JIGSAW    ANTHROPOLOGIE    LV LOUIS VUITTON    BURBERRY LONDON ENGLAND    MaxMara    BOSS



JOHNIE WALKER (Proposed)    URBAN OUTFITTERS    NEW LOOK    DEBENHAMS    ZARA    Boots    PRIMARK\*    M&S    H&M    HARVEY NICHOLS    Apple    John Lewis

## Key Neighbours

### RESTAURANTS

- 1. Hard Rock Cafe
- 2. Le Monde
- 3. The Dome
- 4. Amarone
- 5. Dishoom, Wagamama, The Ivy, Vapiano, Gaucho, The Refinery
- 6. Hawksmoor
- 7. Cafe Royal
- 8. Tattu
- 9. Forth Floor @ Harvey Nichols
- 10. No1 Balmoral

### RETAIL

- 11. Multrees Walk
- 12. Waverley Mall
- 13. Edinburgh St James

### LEISURE

- 14. Edinburgh Grand
- 15. Malmaison
- 16. The Balmoral
- 17. The Royal Scottish Academy & National Gallery
- 18. The Scottish National Portrait Gallery

### TRANSPORT

- 19. Waverley Station
- 20. Tram route and stops

## *A Location to Admire*

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This stunning redevelopment will offer over 40,000 sq ft of prime retail space, situated in a prime spot opposite Princes Street Gardens, The Scott Monument, The Royal Scottish Academy and The National Gallery.

This section of Princes Street has the highest counted footfall of any location in Edinburgh by City of Edinburgh Council.

## *Flexible Flagship Space*

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64 Princes Street forms part of a larger mixed use development of over 120,000 sq ft including an hotel, rooftop restaurant and Rose Street restaurants.

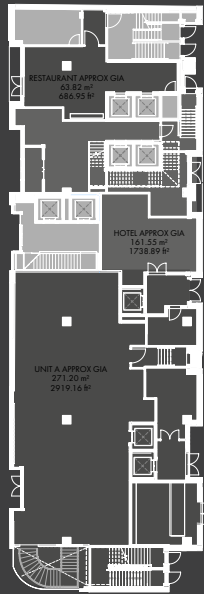
The retail space can be let as a single flagship store or sub-divided to create two major stores with a variety of sub-division options. The sub-division identified in the brochure is indicative at this stage and can be tailored to requirements.

Note: Sub-Division options subject to planning

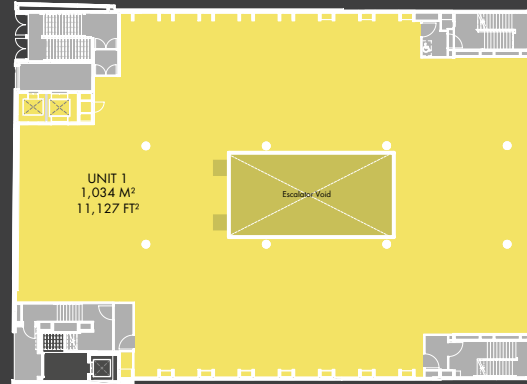
Timing: Available Q3 2020



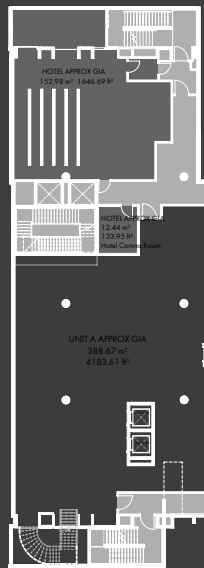
# Single Store Floor Plans



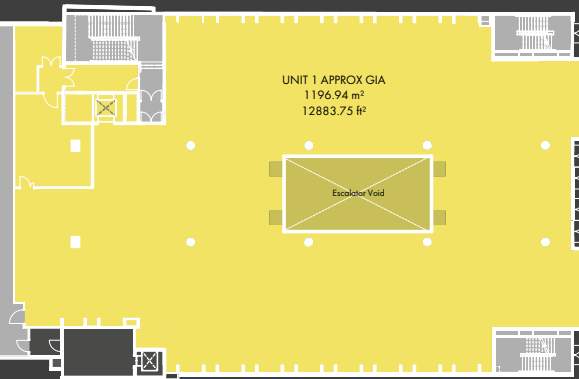
*First floor*



FLOOR	GIA	
FIRST FLOOR	11,127 sq ft	1,034 sq m
GROUND FLOOR	12,883 sq ft	1,197 sq m
BASEMENT	17,486 sq ft	1,624 sq m
<b>TOTAL</b>	<b>41,496 sq ft</b>	<b>3,855 sq m</b>



*Ground floor*



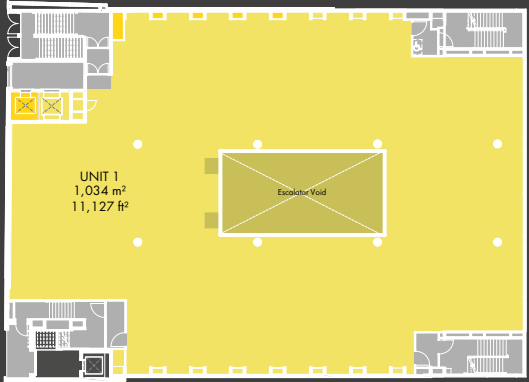
*Basement*



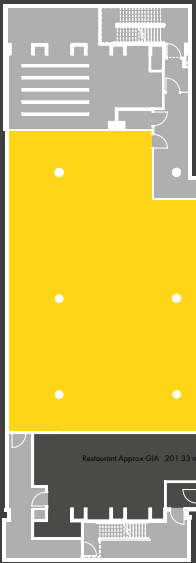
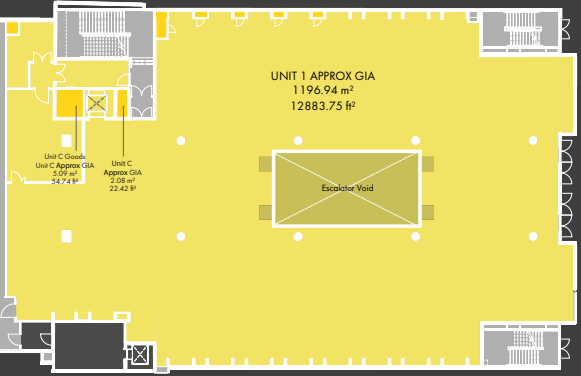
# Sub-division Floor Plans



First floor

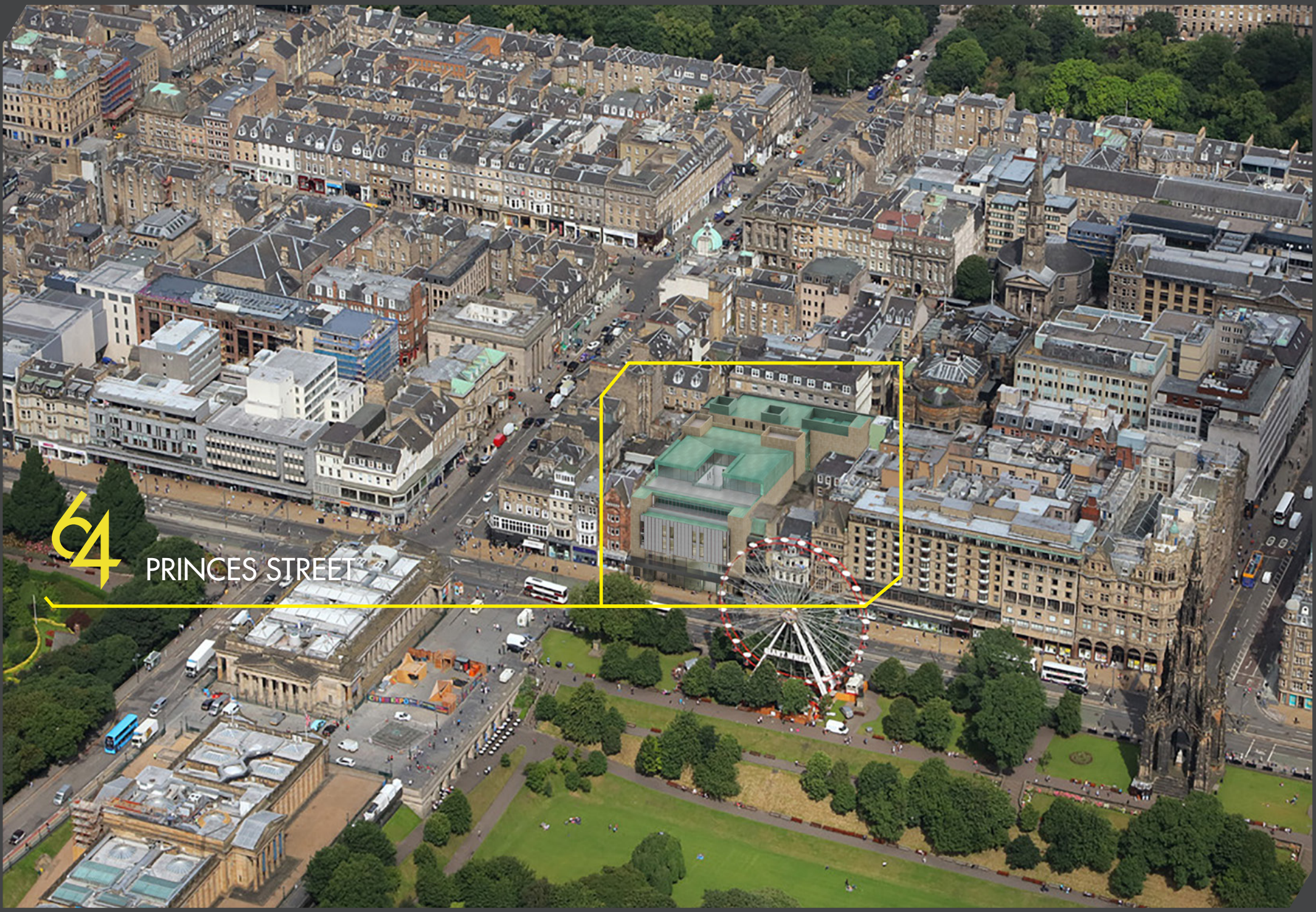


Ground floor



Basement

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PRINCES STREET



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