

28 HANOVER STREET

Edinburgh



Outstanding Restaurant / Public House Opportunity

EDINBURGH

Edinburgh is Scotland's capital city and one of the UK's strongest retailing and commercial centres.

With a resident population of over 530,000, the city combines historic gravitas with a modern, economically resilient urban core. Its compact city centre, world-class cultural offer and strong professional base continue to attract both national and international occupiers.

The city is the second most visited destination in the UK, welcoming more than 3.85 million tourists annually. This is complemented by an affluent local catchment and a significant student population, creating consistent footfall throughout the year. Together, these factors underpin Edinburgh's reputation as a city of enduring appeal, commercial confidence and long-term investment strength.

530k resident population

3.85m annual tourists

£2.56B catchment spend

13m shoppers per year





Facade of The Royal Scottish Academy from
Hanover Street in Edinburgh, Scotland, UK.

HANOVER ST

Hanover Street is one of
Edinburgh's principal feeder
streets, providing a direct link
between Princes Street and
George Street, the city's two
primary retail thoroughfares.

This strategic position places it at the heart of
the city's retail and leisure circuit, benefitting
from strong pedestrian flows throughout the
day and evening.



The property occupies a prominent corner
position at the intersection of Hanover Street
and Rose Street, one of the Old Town and
New Town's most popular dining and lifestyle
destinations.

The immediate vicinity is home to a strong
mix of national and independent occupiers,
including Mowgli, Santander, Cass Art, Sheila
Fleet, Oliver Bonas, JoJo Maman Bébé,
Pret A Manger, Yorkshire Building Society,
Lakeland and Starbucks, reinforcing the area's
established commercial appeal.



OLIVER BONAS



EXTERIOR

28 Hanover Street is a landmark Category A listed building, occupying a prominent position in the heart of Edinburgh's New Town.

Designed in a striking neo-Greek style and originally constructed as the Edinburgh Savings Bank, the building is distinguished by its grand Ionic portico, refined stone façade and strong civic presence.

The property combines architectural gravitas with impressive internal scale, including a dramatic former banking hall and retained historic detailing.

This rare blend of heritage character and adaptable accommodation offers occupiers a unique opportunity to trade from one of the city's most recognisable and architecturally significant addresses.



INTERIOR

The spectacular interior of 28 Hanover Street is defined by an impressive sense of volume and architectural presence, anchored by a dramatic former banking hall with generous ceiling heights and strong natural light.

Historic detailing has been carefully retained, lending texture, craftsmanship and authenticity to the internal spaces. This heritage backdrop provides a compelling setting for contemporary occupation, offering a rare combination of architectural gravitas, flexibility and the opportunity to create a truly distinctive hospitality or retail environment.

Ground Floor 4,229 square feet

Mezzanine 2,256 square feet

Basement 2,707 square feet



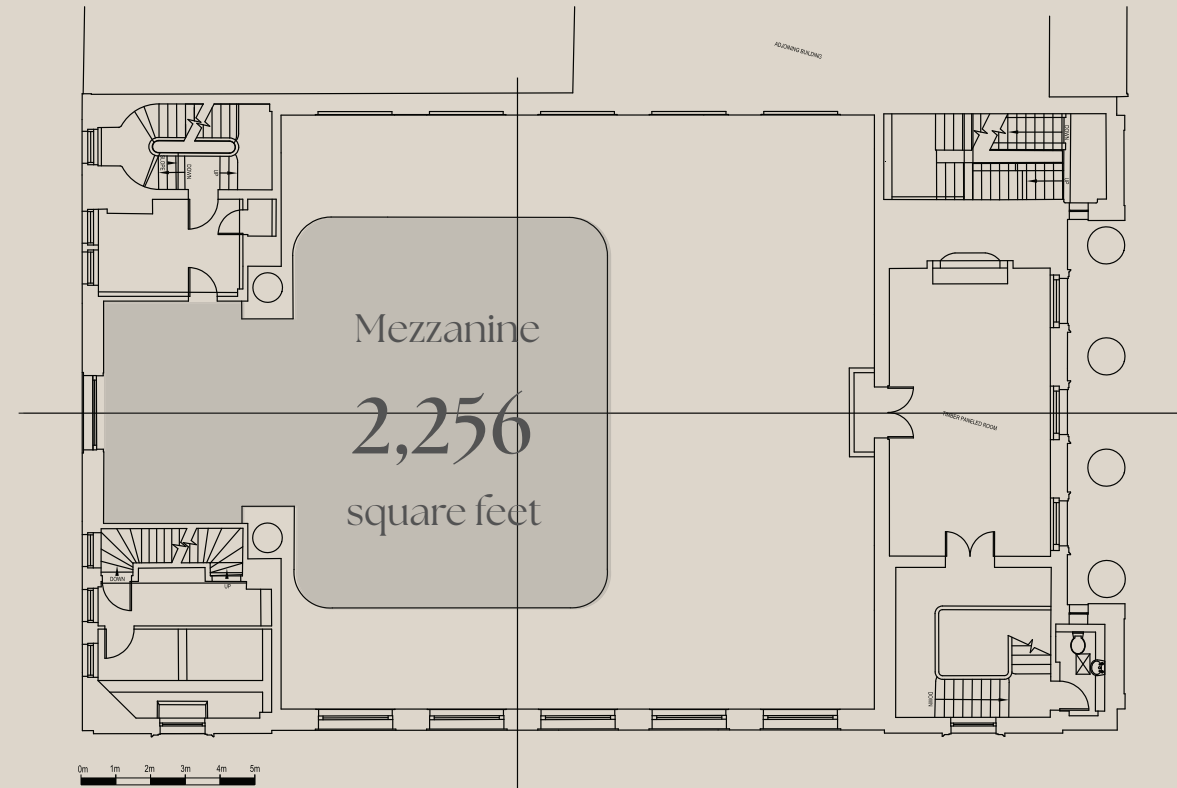
Hanover St

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Ground Floor +
Mezzanine Plan

4,229

square feet (Ground Floor)



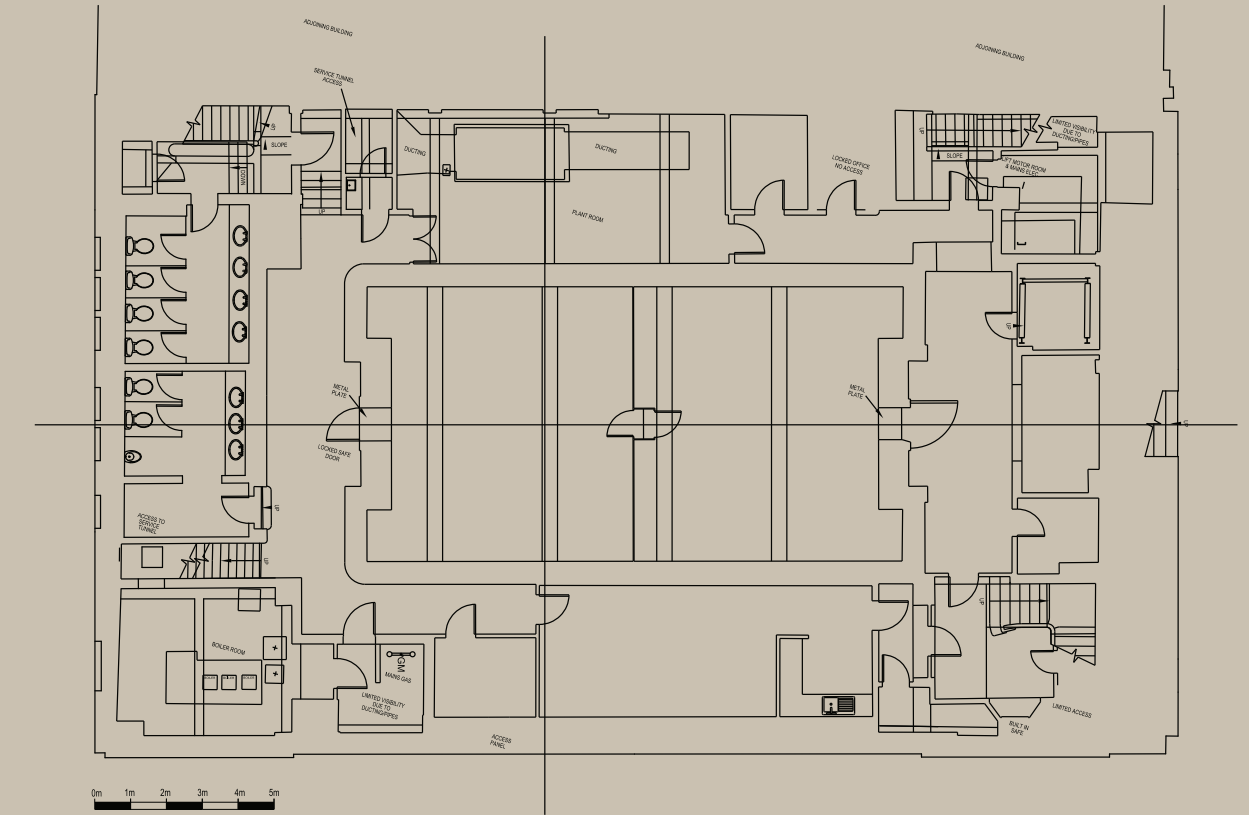
Hanover St

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Basement
Plan

2,707

square feet



28 HANOVER ST

FLOORPLANS



EPC

Rated E. Full Energy Performance Certificate available upon request.

Rent

Available on request.

Planning

Sui Generis consent granted for public house and restaurant.





Contact Details

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