

Prime Retail Store - To Let

90A Princes Street, Edinburgh, EH2 2ER

Immediately opposite Princes Street's only tram stop



Subject to securing
Vacant Possession

savills





KEY POINTS:

- Edinburgh is one of the strongest retailing centres in the UK with a population of over 530,000 people.
- Located on a prime section of Princes Street, in the block bounded by Frederick Street and Hanover Street.
- Immediately adjacent to the only tram stop on Princes Street.
- Edinburgh's main retailing thoroughfare with footfall of 13 million shoppers per year and 4 million visitors per year.
- Occupiers located nearby include **Primark, Burger King, Miniso, Kiko, Ann Summers, Black Sheep Coffee, Chisholm Hunter** and **Skechers**.

ACCOMMODATION:

The property is arranged over ground and basement levels, comprising the following approximate floor areas:

Ground Floor:	1,247 sq ft	115.85 sq m
Basement:	1,216 sq ft	112.97 sq m

RENT:

On application.

TERMS:

The property is available on a new full repairing and insuring lease on a term to be agreed.

BUSINESS RATES:

Rateable Value: £91,900
UBR 2025/26: £0.554
Rates Payable: £50,913 per annum

Proposed 2026 rateable value - £84,400

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

EPC:

Rated D. Full Energy Performance Certificate available upon request.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

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