

TO LET

Prime Retail Premises

44 George Street

Edinburgh

EH2 2LE



LOCATION

The subjects occupy a prime retail location on George Street, which has cemented itself as Edinburgh's premier fashion and leisure location. The subjects are located on the south side of the street.

Nearby occupiers include **Starbucks**, **Me + Em**, **Dubarry**, **Bobbi Brown**, **Mint Velvet**, **Anthropologie**, **Lululemon**, **Finisterre** and **Jimmy Fairly**.

Sunspel occupy the upper ground floor.

DESCRIPTION

The subjects are arranged over lower ground floor and extend to the following approximate areas:

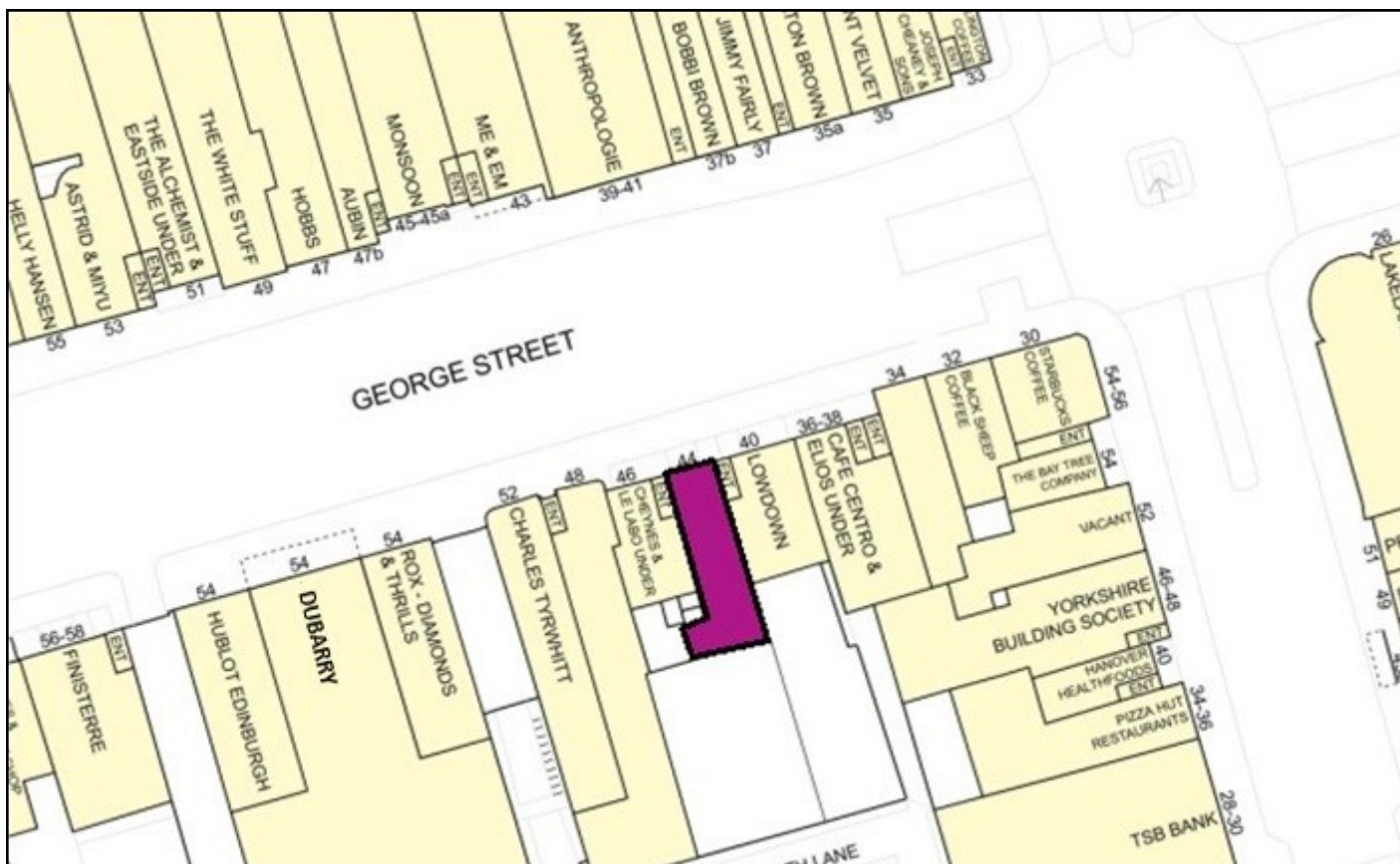
Lower Ground:	970 sq ft	90.16 sq m
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TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

07917 834 912
www.ewanmackay.com





RENTAL

Offers in the region of £35,000 per annum are invited.

RATEABLE VALUE

The premises will require to be reassessed for rates following sub-division.

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

Ewan Mackay
T: 07917 834 912
E: ewan@ewanmackay.com

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. August 2026.