

7 Seventy One George Street

EH2 3EE

TO LET

Prime Edinburgh Restaurant Unit

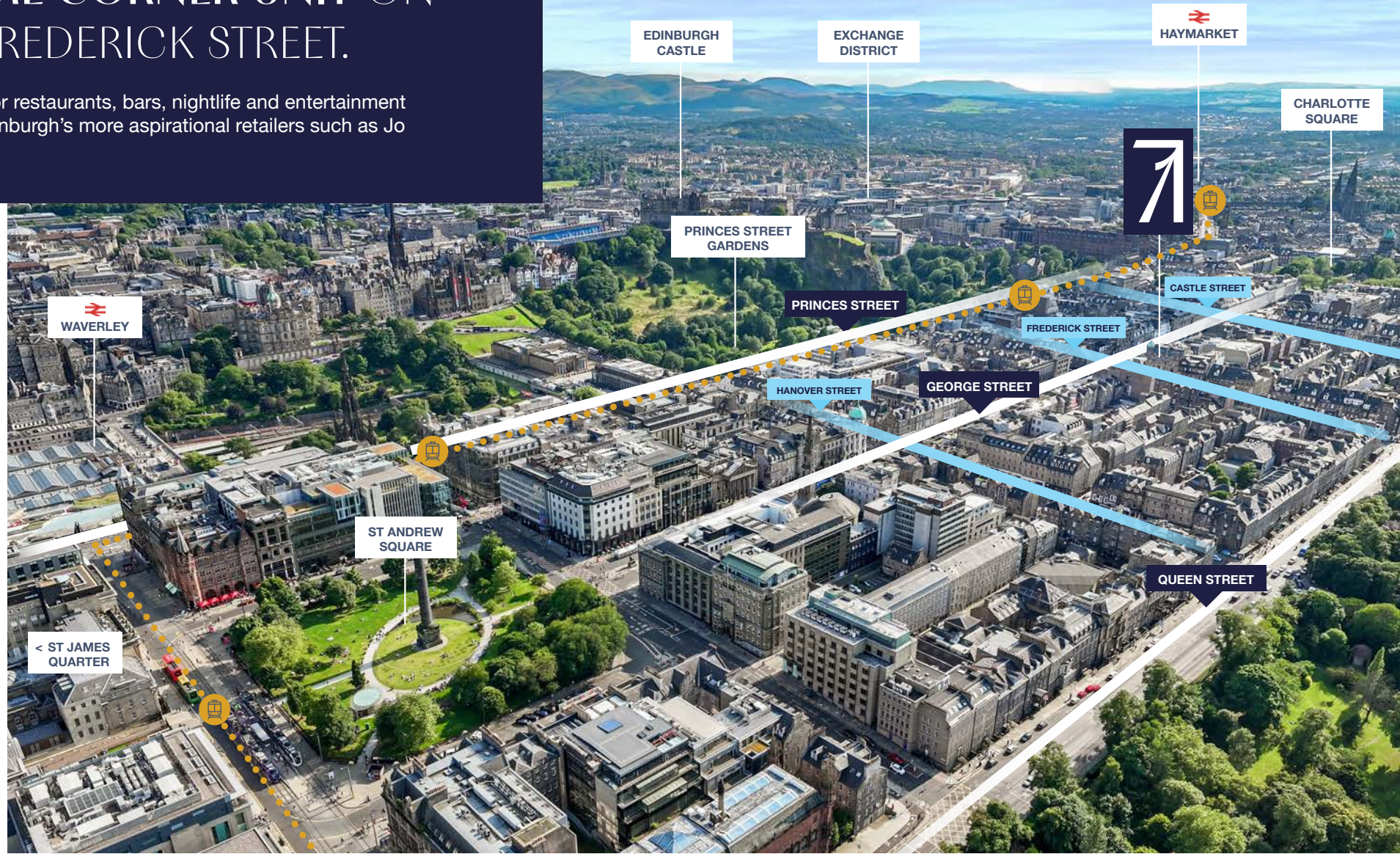
Unique prominent corner unit with
extensive frontage onto George
Street and Frederick Street

Available Immediately



A TRULY UNIQUE OPPORTUNITY TO SECURE A PROMINENT PRIME CORNER UNIT ON GEORGE STREET & FREDERICK STREET.

George Street is Edinburgh's prime location for restaurants, bars, nightlife and entertainment venues along with being home to some of Edinburgh's more aspirational retailers such as Jo Malone, The White Company and Me & Em.



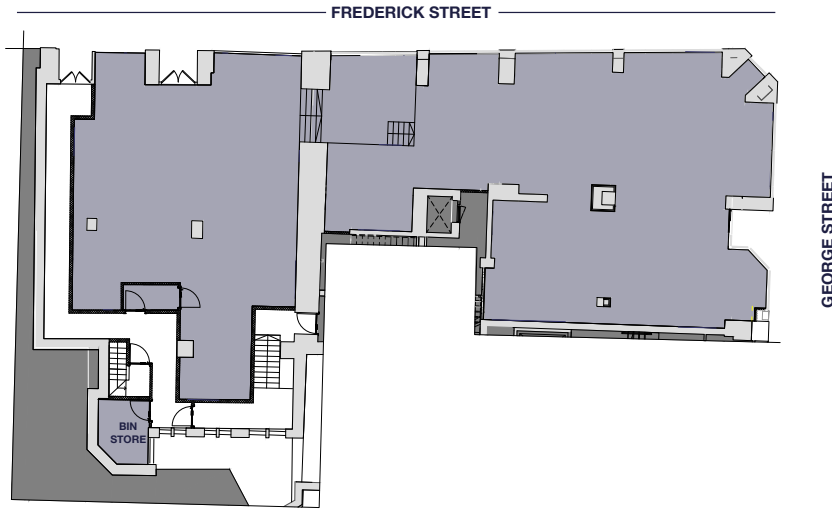
LOCATION

71 George Street is a Grade A listed building with premium serviced apartments on the upper floors and neighbouring restaurants such as Cafe Andaluz, Chaophraya, Contini, Tigerlily, Fazenda and soon to be Sugo and Peasano Pizza. Edinburgh has just been awarded the Most Exciting Food Destination for 2025 by The Good Food Guide.

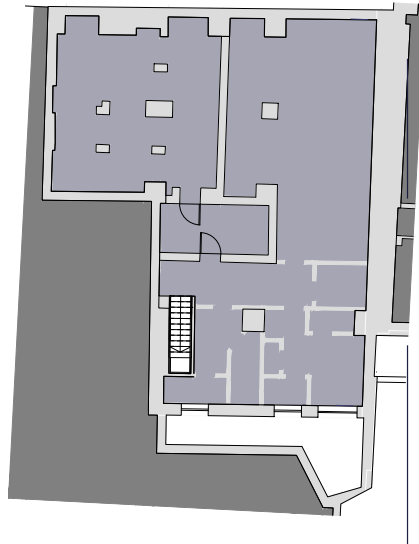


ACCOMMODATION

GROUND FLOOR



BASEMENT FLOOR



AREA	SQ M	SQ FT
GROUND	348.5	3750
BASEMENT	180	1937
BIN STORE	6.8	73
TOTAL	535.3	5760

RENT

On Application

RATES

To be Assessed

VAT

All prices are quoted exclusive of VAT.

USE

Class 1A and Class 3 planning consent in place.

TIMING

Entry available on conclusion of missives.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction, with the ingoing tenant being responsible for LBTT and any VAT payable thereon.

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FURTHER INFORMATION

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