



93 George St,
Edinburgh
EH2 4ES

Prime Edinburgh retail unit
with prominent frontage
onto George Street

TO LET

Available from late 2025

An exceptional opportunity to secure a prominent prime unit on George street

George Street is Edinburgh's most prestigious retail and leisure destination, renowned for its elegant Georgian architecture and vibrant atmosphere. The street brings together aspirational fashion and lifestyle brands such as The White Company, Abercrombie & Fitch, Me+Em and Hobbs with a dynamic mix of celebrated restaurants, bars and entertainment venues including Contini, The Dome, Café Andaluz and The Alchemist. This unique combination of luxury retail, premium dining and thriving nightlife ensures consistently high footfall from local residents, professional and tourists, making George Street the capital's most sought-after trading address.



LOCATION

93 George Street occupies a prominent position in the heart of Edinburgh's New Town, one of the city's most sought-after commercial and retail destinations. Located on the North side of George Street, the building itself is a distinguished Category B listed property, reflecting the architectural heritage of the area while offering modern functionality. The upper floors are home to a serviced office provider, ensuring strong daytime footfall from professionals and businesses.

The property is surrounded by a diverse mix of established operators, including Café Andaluz, Chaophraya, Contini, Tigerlily and Fazenda, with Paesano Pizza set to open nearby. This vibrant mix of dining, leisure and hospitality operators has cemented George Street as a prime location for both local residents and visitors, benefiting from consistently high pedestrian activity throughout the day and into the evening.

Positioned between Princes Street and Queen Street, George Street also enjoys excellent connectivity and visibility, attracting both domestic and international visitors drawn to Edinburgh's historic city centre, its luxury retail offering and dynamic F&B scene. The location provides an unrivalled opportunity for retailers to secure representation in a prestigious and thriving environment.

| | Area (sq m) | Area (sq ft) |
|--|-------------|--------------|
| Ground Floor (Shop front and back of house) | 101 | 1,087 |
| Basement | 41 | 411 |
| Total | 142 | 1,498 |

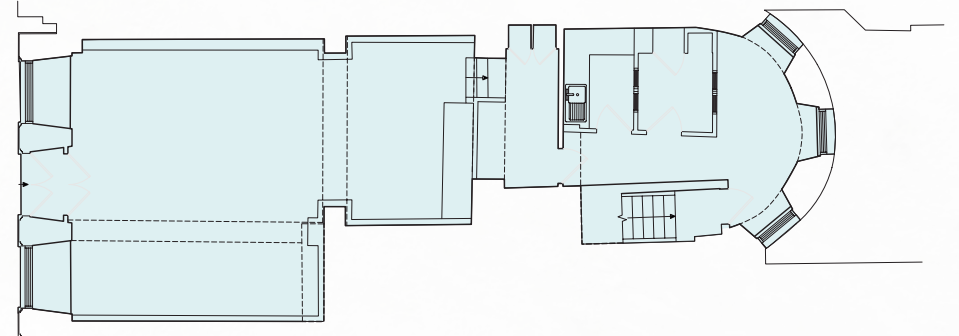
ACCOMMODATION

93 George Street comprises a prominent retail unit arranged over the ground floor and basement of a traditional Georgian townhouse. The ground floor provides an attractive, largely open-plan sales area benefiting from excellent frontage onto George Street, offering strong visibility and natural light through large display windows. At the rear of the ground floor, there are storage areas and staff accommodation, accessed via a few stairs.

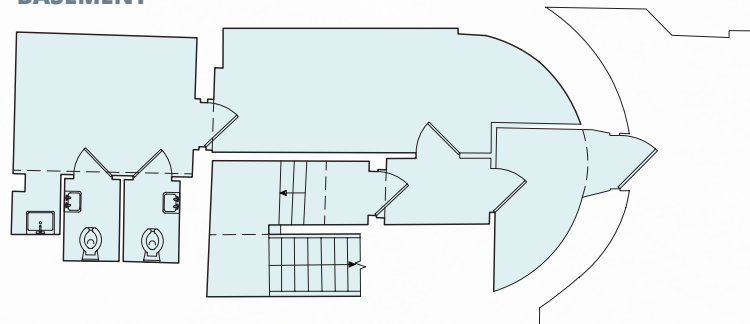
The basement level provides additional storage and staff accommodation, with scope for flexible use depending on occupier requirements. Upper floors of the building are occupied separately as serviced office accommodation and are accessed independently, ensuring clear distinction between retail and office uses.

The property retains many of its period features while allowing for contemporary retail fit-out, creating a highly versatile space suited to a wide range of occupiers.

GROUND FLOOR



BASEMENT



RENT

On Application.

RATES

To Be Assessed.

VAT

All prices are quoted exclusive of VAT.

USE

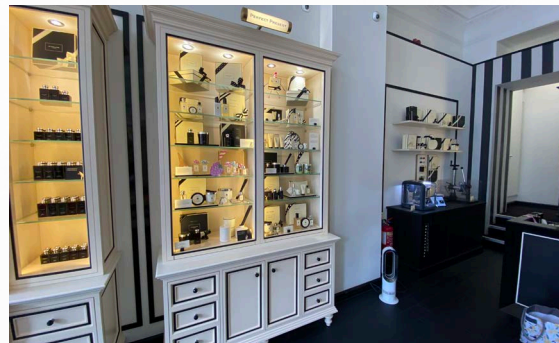
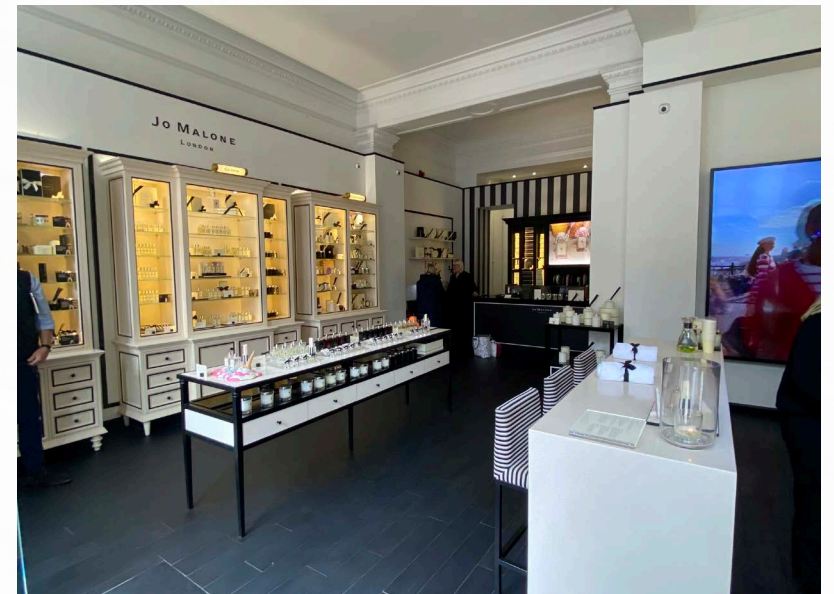
Class 1A planning consent in place.

TIMING

Entry available upon 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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Photos were taken in July 2025. Date of publication September 2025.

