



**20 HANOVER
STREET**
EDINBURGH EH2 2EN

To Let
Prime City Centre Restaurant / Bar
(with Class 3 Consent)



Location

Edinburgh is the Capital City of Scotland and a major financial district. The City is located 47 miles from Glasgow and 56 miles from Stirling.

The City is renowned for its historical and cultural attractions and was accredited in 1995 as a World Heritage Site by UNESCO. It draws a huge number of visitors each year with its world famous Edinburgh Arts Festival and popular Christmas Markets, which have helped to make Edinburgh the United Kingdom's most popular tourist destination after London.

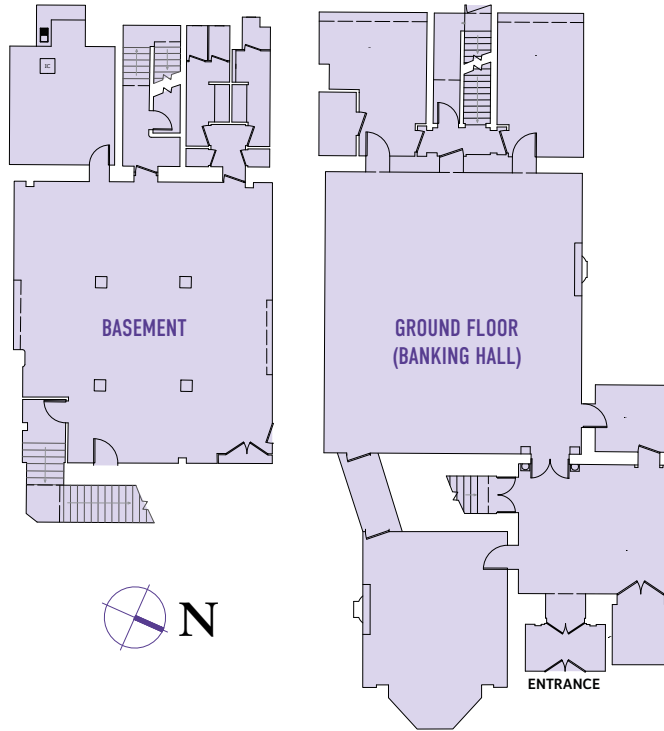
Hanover Street forms one of the major retailing locations in the heart of Edinburgh's City Centre. The subjects occupy a highly prominent location on the west side of Hanover Street in the block between Princes Street and George Street, close to Edinburgh's main shopping thoroughfare of Princes Street. Hanover Street is located in very close proximity to St Andrew Square at the east end of the City Centre, which has recently witnessed the creation of a new vibrant leisure hub, including Dishoom, The Refinery, Gaucho, The Ivy on the Square, Vapianno, Wagamama and Wahaca, with additional occupiers proposed including a Private Members Club comprising several bars, lounges, restaurants and events space to be run by Gleneagles Hotels, along with The Registers which will comprise a number of new and exciting restaurant brands including Hawksmoor and Franco Manca.

This will form an important link to the redevelopment of the St James Shopping Centre, which is programmed to open in Quarter 3 in 2020.

Existing traders within the Hanover Street / George Street area include The Dome, Bar Soba, Bar Napoli, Bella Italia, Hard Rock Café, All Bar One, Gran Cru, Six by Nico, Yo! Sushi, Le Monde and The Printing Press.



ROSE STREET LANE



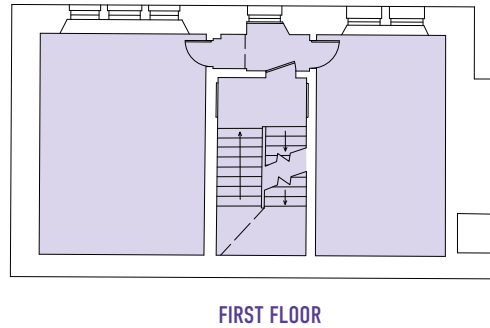
HANOVER STREET

Accommodation

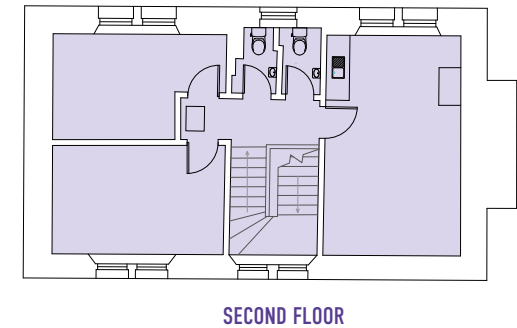
The subjects comprise a grand former banking hall arranged over ground, basement, first and second floors. We calculate the property extends to the following approximate gross internal floor areas:

Ground Floor	2,956 sq ft	275 sqm
Basement	1,972 sq ft	183 sqm
First Floor	531 sq ft	49 sqm
Second Floor	584 sq ft	54 sqm
TOTAL	6043 sq ft	561 sqm

ROSE STREET LANE



ROSE STREET LANE



Lease Terms

Further details available on request.

EPC

EPC rating = G.

A copy of the EPC and Recommendation Report can be provided upon request.

VAT

Unless expressly stated, all rent and other monies are quoted exclusive of VAT at the current standard rate.

Further Information

For further information, please contact the joint letting agents:

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