



# RETAIL UNIT - TO LET

## Unit 54A - 1,887 sq.ft. (175.3 sq.m.)

### KEY HIGHLIGHTS

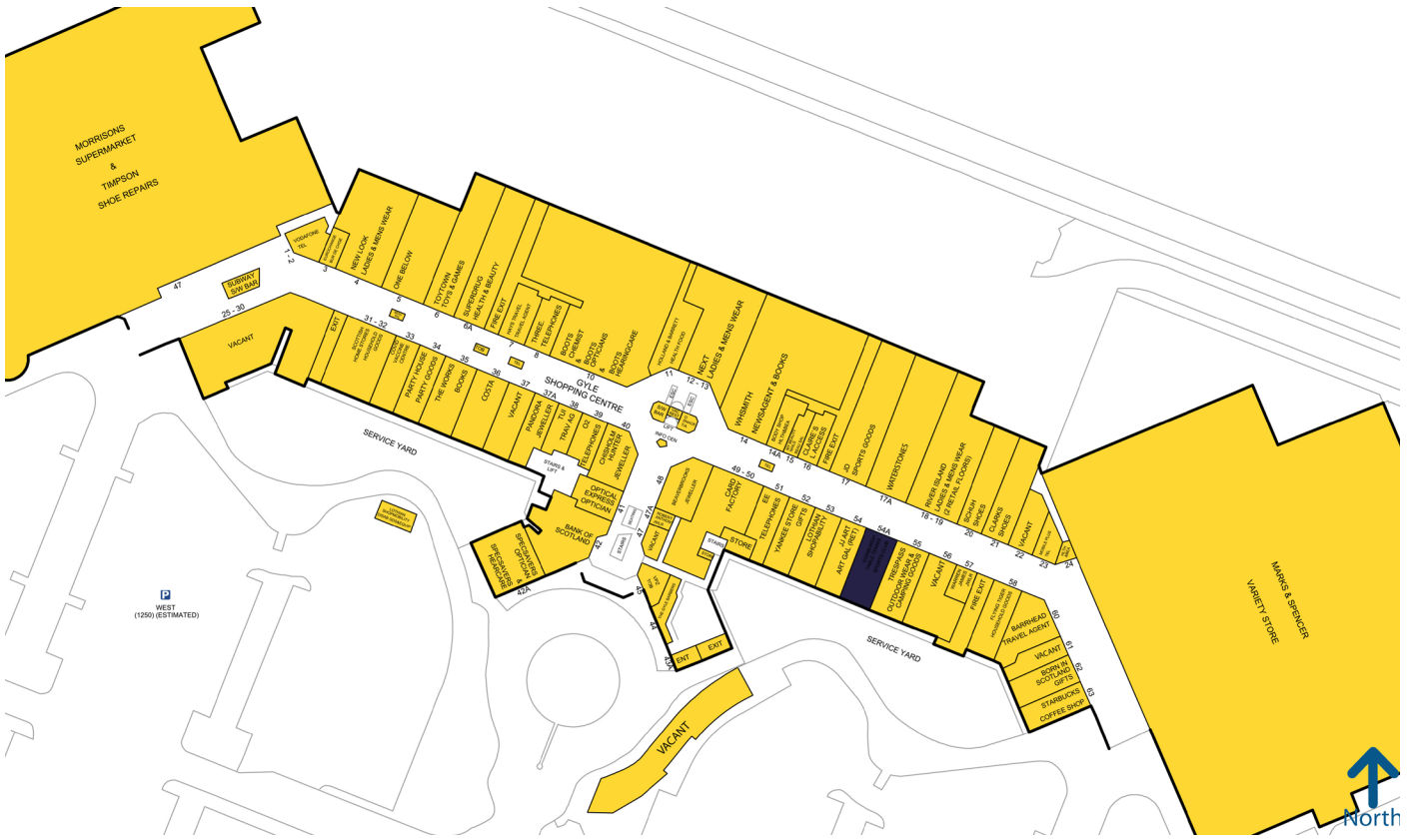
- Located just off the Edinburgh city bypass.
- Approximately 6 million visitors per year and free parking for 2,800 cars.
- Over 350,000 sq ft of retail accommodation.
- Anchored by Marks & Spencer and Morrisons.
- Other occupiers located nearby include **Yankee, EE, Card Factory, JD, Trespass, Body Shop** and **River Island**.

### ACCOMMODATION

The property is arranged over ground floor only, comprising the following approximate net internal area:

<b>Ground Floor Area</b>	<b>1,887 sq.ft.</b>	<b>175.3 sq.m.</b>
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## Rent

Further details available on request.

## Terms

The property is available on a new FRI lease incorporating 5 yearly rent reviews.

## Rating

Rateable Value: **£54,100**  
 UBR (2023/24): £0.511  
 Rates Payable: **£27,645** pa

## Service Charge

The estimated annual service charge for the current financial year is **£20,351**.

## EPC

Full Energy Performance Certificate available on request.

## 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.

## Further Information and Viewing

Further information is available upon request. Viewing is strictly by appointment with Savills.

## Contacts

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