



RETAIL UNIT - TO LET

Unit 22 - 1,037 sq.ft. (96.34 sq.m.)

KEY HIGHLIGHTS

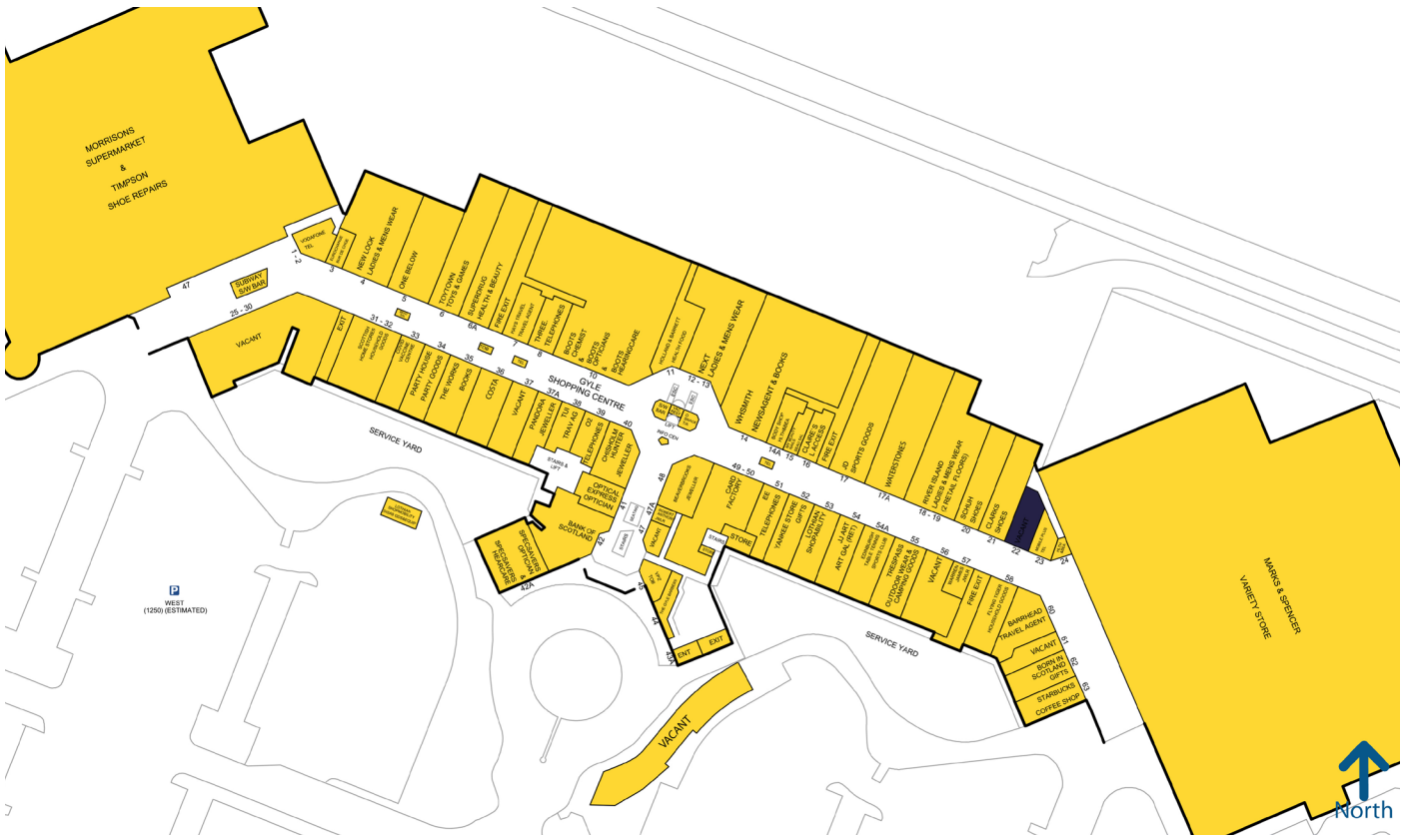
- Located just off the Edinburgh city bypass.
- Approximately 6 million visitors per year and free parking for 2,800 cars.
- Over 350,000 sq ft of retail accommodation.
- Anchored by Marks & Spencer and Morrisons.
- Other occupiers located nearby include **Clarks, Schuh, River Island, Flying Tiger, Barrhead Travel** and **Trespas**.

ACCOMMODATION

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

Ground Floor Area	1,037 sq.ft.	96.34 sq.m.
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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: **£43,200**
 UBR (2023/24): £0.498
 Rates Payable: **£21,514 pa**

Service Charge

The estimated annual service charge for the current financial year is **£11,556**.

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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