

TO LET

RETAIL UNIT EDINBURGH

Unit 14, Newkirgate Centre



Key Highlights

- The Newkirgate Shopping Centre provides a strong neighbourhood retailing destination for the Leith area of Edinburgh.
- Leith itself forms a popular suburb of Edinburgh, where there has been significant development and regeneration in recent years.
- The centre is located at the foot of Leith Walk and is approximately 1 mile east of Edinburgh city centre.
- The centre has an excellent line up of national retailers including **Lidl, Card Factory, Costa, Peacocks** and **Boots**.

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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' and 'i' in red and the remaining letters in black. The logo is positioned on a yellow rectangular background.

Accommodation

The property is arranged over the ground floor level with the following approximate areas:

Ground	6,388 sq ft	593.4 sq m
(sales):		

Rent

Further details available on request.

Tenure

The premises are available on a new 10 year FRI lease, incorporating a 5 yearly upward only rent review.

Rates

Rateable Value:	£67,200
UBR (2022/23):	£0.511
Rates Payable:	£34,339 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Service Charge

The service charge for the current financial year is approx. £18,059 per annum.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Full EPC available upon request.

Further Information and Viewing

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



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