# PRIME RETAIL UNIT EDINBURGH

Unit 57, Gyle Shopping Centre EH12 9JY



## Key Highlights

- Located just off the Edinburgh city bypass.
- Over 11 million visitors per year and parking for 2,800 cars.
- Over 350,000 sq ft of retail accommodation.
- Recently completed a £2.5m refurbishment.
- Anchored by Marks & Spencer and Morrisons.
- The unit is located in a 100% prime position with nearby occupiers including Clintons, Trespass, Flying Tiger, Barrhead Travel and Clarks.
- Planning permission recently granted for 6,500 new homes at Edinburgh Garden District, within 0.5 miles of the Shopping Centre.

SAVILLS EDINBURGH Wemyss House, 8 Wemyss Place EDINBURGH EH3 6DH

0131 247 3800

savills.co.uk



#### Accommodation

The property is arranged over ground floor only, comprising the following approximate NIA:

Ground: 542 sq ft 50.35 sq m

#### Rent

On application.

#### Tenure

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

#### Service Charge

Approx £5,242 per annum.

#### Rates

Rateable Value:	£42,600
UBR (2020/21):	£0.49
Rates Payable:	£20,874 pa

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

#### Legal Costs

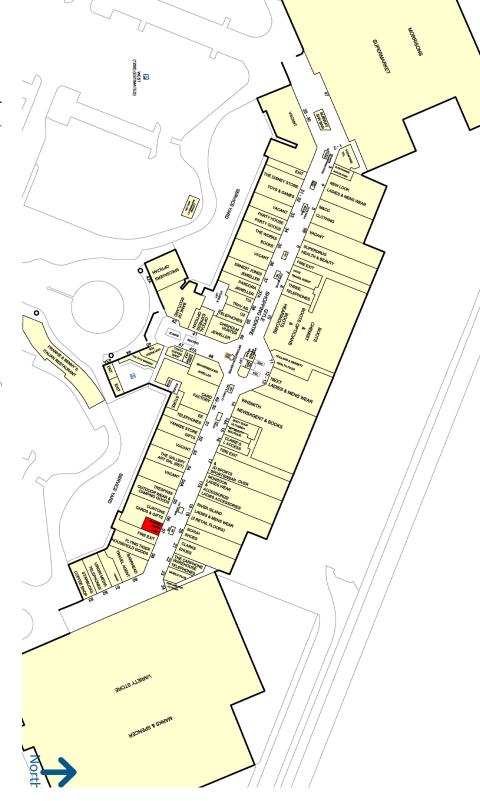
Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### **EPC** Rating

Full Energy Performance Cetificate avaiable on request.

# Further Information and Viewing

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



### Contact

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