

TO LET

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

Rent

Tenure

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

Approx £5,242 per annum.

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

Legal Costs

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

Full Energy Performance Cetificate
avaible on request.

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



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