

TO LET

FOOD COURT UNIT EDINBURGH

Unit F2, Gyle Shopping Centre EH12 9JY



Gyle - Key Highlights

- Located just off the Edinburgh city bypass.
- Over 11 million visitors per year and free 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**.
- Other occupiers include **Next**, **River Island**, **New Look** and **The Disney Store**.
- Other food court operators include **Burger King**, **Pizza Hut**, **Wrapchic** and **Chopstix**.

SAVILLS EDINBURGH
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Accommodation

The property is arranged over single level only, comprising the following approximate NIA:

Ground Floor	705 sq ft	65.5 sq m
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All the food court units also benefit from the shared covered seating area.

Rent

£40,000 per annum.

Tenure

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

Service Charge

Approx £19,474 per annum.

Rates

Rateable Value:	£38,600
UBR (2019/20):	£0.49
Rates Payable:	£18,914 pa

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

Legal Costs

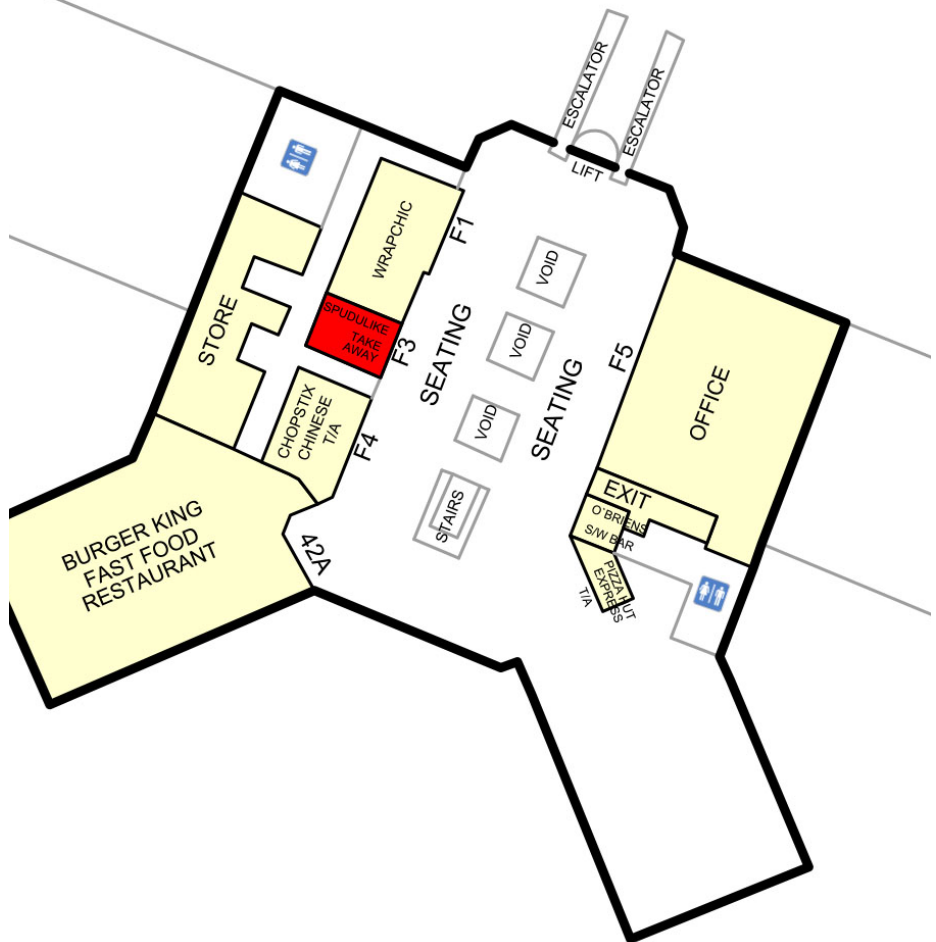
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Rated G - Full Energy Performance Certificate available on request.

Further Information and Viewing

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



Contact

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