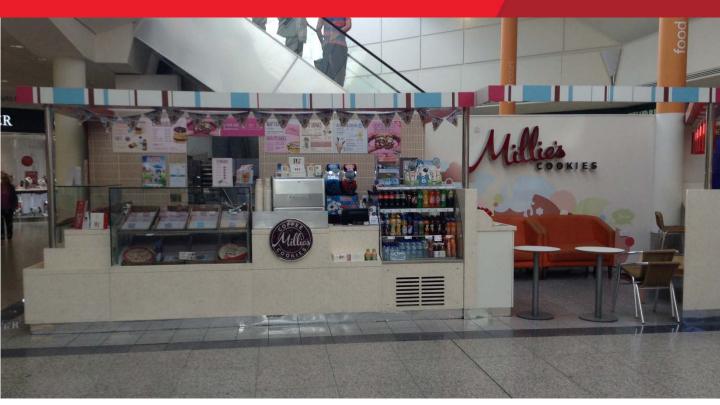


RETAIL UNIT – TO LET Edinburgh

Kiosk 3, Gyle Shopping Centre - EH12 9JY



The Gyle Shopping Centre is located on the west side of Edinburgh, just off the city bypass, and in close proximity to the M8 and M9 motorways. The centre provides over 350,000 sq ft of retail accommodation and is anchored by Marks & Spencer and Morrisons, with other major tenants including Next, River Island, New Look and Gap.

The subject property occupies a prime position on the ground floor, immediately adjacent to the escalators to the upper level and directly opposite Next.

Accommodation		
Ground Floor:	24.4 sq m	263 sq ft
TOTAL	24.4 SQ M	263 SQ FT

TERMS

The unit is available on flexible lease terms – further information available on request.

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

RENT

£38,000 per annum.

Business Rates and Service Charge		
Rateable Value (2017)	£42,000	
Uniform Business Rates (2017/18) (exclusive of water & sewerage)	£0.466	
Rates Payable (2017/18)	£19,572 pa	
Service Charge:	£1,120 pa	

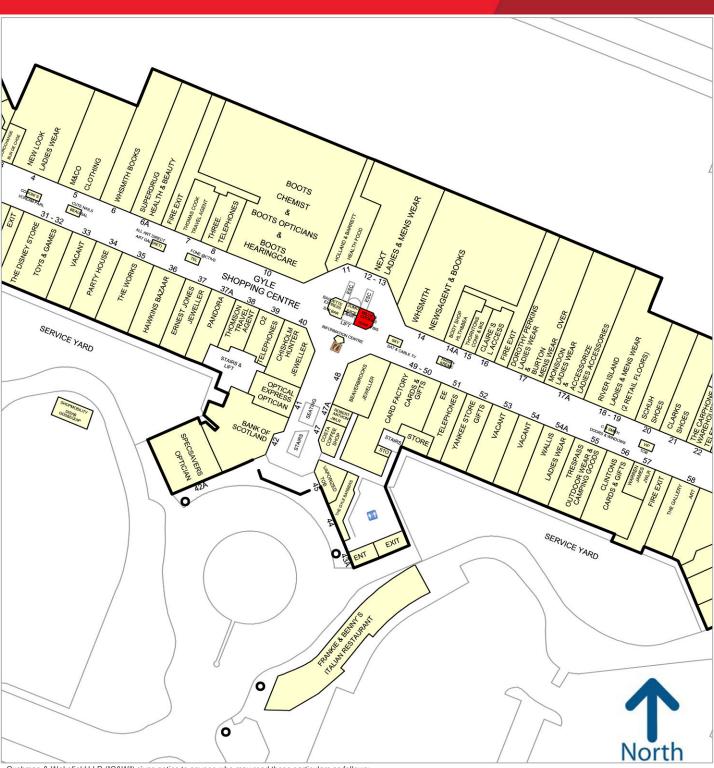
For more information, please contact us or our joint agents, BNP Paribas.

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Edinburgh

Kiosk 3, Gyle Shopping Centre - EH12 9JY



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**As required (or similar alternative wording as appropriate): August 2017