



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