

Edinburgh

Unit 33, Gyle Shopping Centre

Retail Unit - To Let



Location

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 **The Disney Store**.

The subject unit is located in a 100% prime position with nearby occupiers including **The Disney Store**, **WH Smith**, **Thomas Cook**, **3 Store**, **Superdrug** and **Boots**.

Accommodation

The unit is arranged over ground floor only and comprises the following approximate net internal area:

Ground: 170.47 sq m 1,835 sq ft

Rent

£160,000 per annum exclusive.

Lease

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

Rates

Rateable Value (2017)	£77,300
Uniform Business Rates (2017/18 (exclusive of Water & sewerage)	£0.492
Rates Payable	£38,032 pa

Service Charge

Approx. £12,760 pa

Legal Costs

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

EPC

Available on request.

Viewing & Further Information

Strictly by prior arrangement only with:

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Shaping Retail.

