

Unit RU26 - Carphone Warehouse

Ocean Terminal Shopping Centre

Edinburgh EH6 6JJ

PRIME SHOP LEASE FOR SALE

- High Tourist Footfall
- Strong Adjacencies
- Incentives Available (subject to status)



Location

Edinburgh is Scotland's capital city, acting as the administrative and financial capital of Scotland. The city benefits from a resident population of approximately 480,000 persons, although draws on a wider catchment of c. 1.6m persons. In addition, the city is a global tourist destination and is the second most visited city in the UK after London, attracting some 4m tourists per annum.

Ocean Terminal is located approx. 2 miles north of Edinburgh city centre extending to approx. 407,000 sq ft of retail and leisure space over three floor levels. The scheme is anchored by **M&S, Debenhams, H&M** and a **12 screen VUE Cinema**. In addition the **Royal Yacht Britannia** which is docked at the scheme attracts 350,000 tourist visit per annum with a **Whisky Distillery** also due to open in 2020 which is expected to attract an additional 150,000 Tourist visits per annum. Other notable operators represented include **White Stuff, Superdry, Pure Gym & Wagamama**.

The subjects are located in the main ground floor mall with nearby operators including

Schuh, Waterstones, Card Factory and Holland & Barrett.

Accommodation

The subjects comprise a modern retail unit arranged over ground floor area extending to the following approx. area:

Ground Floor	833 sq ft	82.03 sq m
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Lease

The property is held on a full repairing and insuring lease expiring 18th June 2021.

Rent

The passing rent is £51,375 per annum exclusive of rates, service charge and VAT (if applicable).

Service Charge

Latest service charge expenditure for the current financial year is approx. £7,404 per annum.

Use

The property benefits from use for retail within Class 1 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Rates

We are advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£32,000
Rates Payable 2020/21 approx.	£17,578

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request.

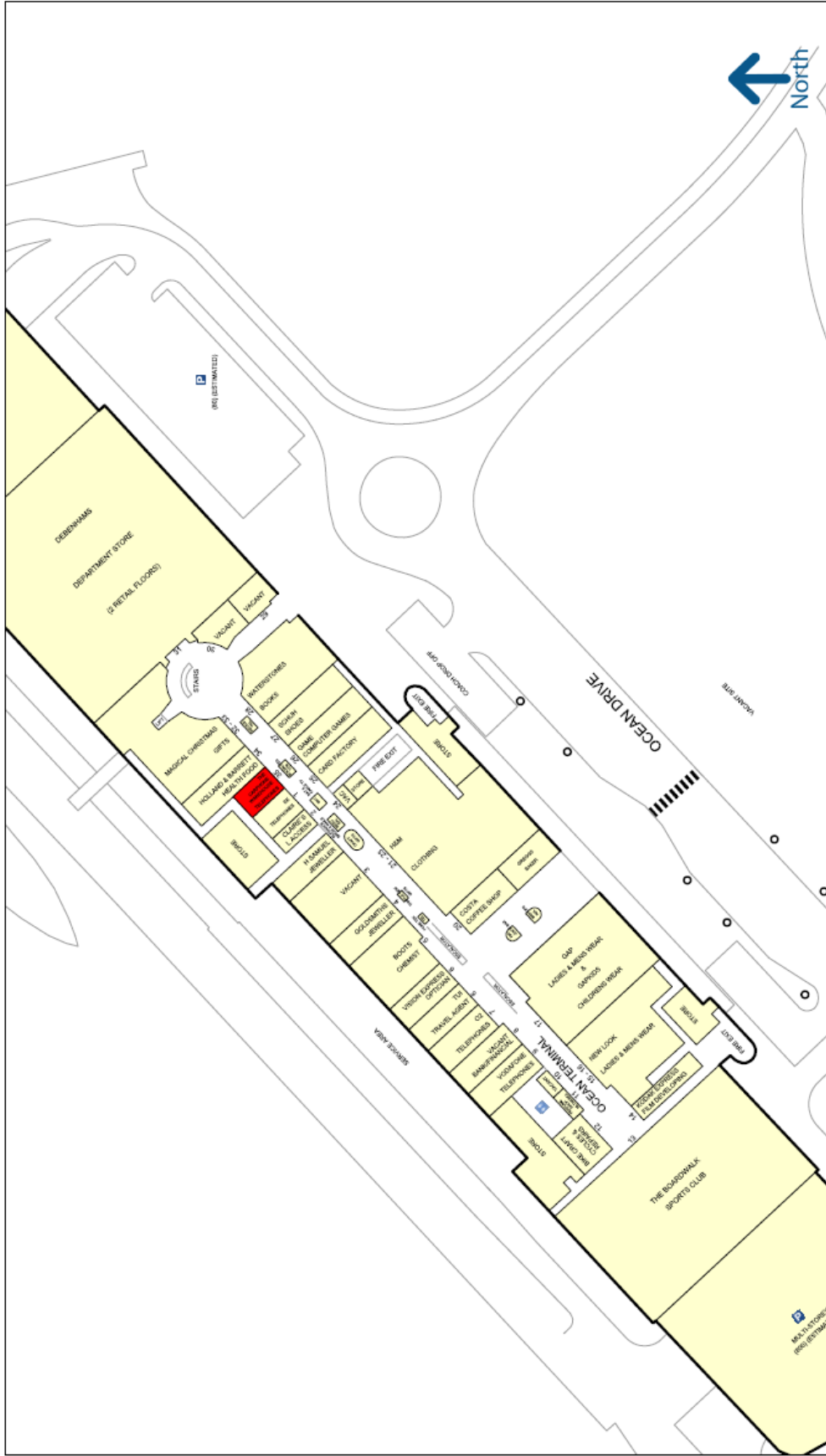
Contact Us

Appointments to view must be arranged via sole agents Colliers International, through:

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