

TO LET

PRIME RETAIL UNIT EDINBURGH

Unit 37, Gyle Shopping Centre EH12 9JY



Key Highlights

- Located just off the Edinburgh city bypass.
- Over 11 million visitors per year and 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**.
- The unit is located in a 100% prime position with nearby occupiers including **Pandora, Boots, Three, Hays, Superdrug, The Works, Holland & Barrett** and **Next**.
- Planning permission recently granted for 6,500 new homes at Edinburgh Garden District, within 0.5 miles of the Shopping Centre.

SAVILLS EDINBURGH
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Accommodation

The property is arranged over ground floor only, comprising the following approximate NIA:

Ground: 1,594 sq ft 148.08 sq m

Rent

On application.

Tenure

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

Service Charge

Approx £14,049 per annum.

Rates

Rateable Value: £77,500
UBR (2020/21): £0.516
Rates Payable: £39,990 pa

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

Legal Costs

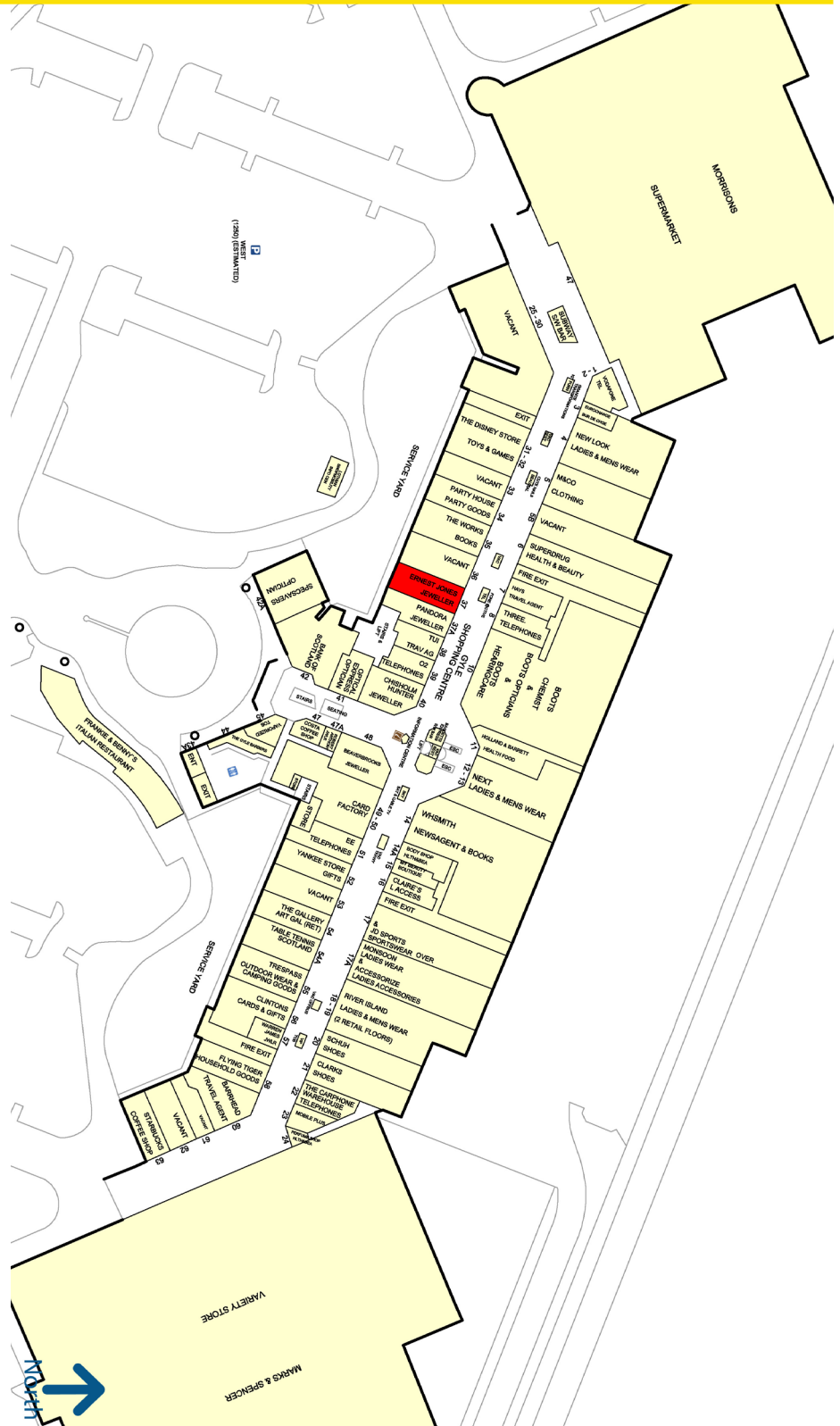
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Full Energy Performance Certificate available on request.

Further Information and Viewing

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



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