

TO LET

PRIME RETAIL UNIT EDINBURGH

Unit 22, Gyle Shopping Centre EH12 9JY



Key Highlights

- Located just off the Edinburgh city bypass.
- 8.5 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 **Clarks, Schuh, River Island, Flying Tiger** and **JD Sports**.
- Planning permission recently granted for 6,500 new homes at Edinburgh Garden District, within 0.5 miles of the Shopping Centre.

SAVILLS EDINBURGH
Wemyss House, 8 Wemyss Place
EDINBURGH EH3 6DH

0131 247 3800

savills.co.uk

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Accommodation

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

Ground: 1,037 sq ft 96.34 sq m

Rent

On application.

Tenure

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

Service Charge

Approx £9,801 per annum.

Rates

Rateable Value: £91,900
UBR (2022/23): £0.524
Rates Payable: £48,156 pa

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

Legal Costs

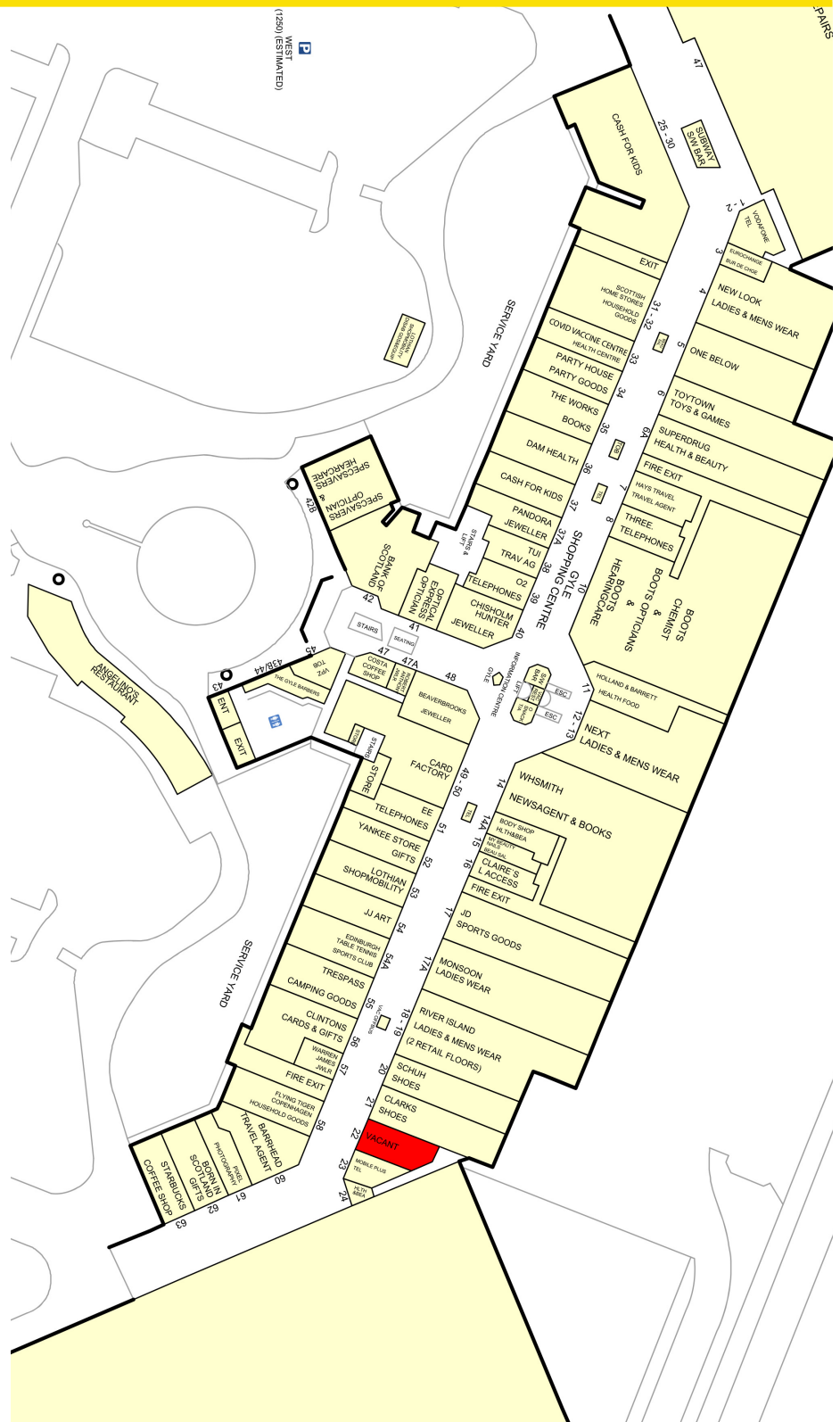
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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.



Contact

Isla Monteith
+44 (0) 131 247 3746
isla.monteith@savills.com

Charlie Hall
+44 (0) 131 247 3705
charlie.hall@savills.com

Stuart Moncur
+44 (0) 131 247 3706
stuart.moncur@savills.com

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