

Retail Unit - To Let

Unit 31-32, Gyle Shopping Centre, EH12 9JY





KEY POINTS:

- Located just off the Edinburgh city bypass.
- Approximately 6 million visitors per year and free parking for 2,800 cars.
- Over 350,000 sq ft of retail accommodation.
- Anchored by **Marks & Spencer** and **Morrisons**.
- Occupiers located nearby include **Costa, The Works, Pandora, Three, Hays, Superdrug** and **Grape Tree**.

ACCOMMODATION:

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

Ground Floor: 2,904 sq ft 269.8 sq m

RENT:

Further details on request.

TERMS:

The property is available on a new full repairing and insuring lease on a term to be agreed.

BUSINESS RATES:

Rateable Value: £73,600
UBR 2025/26: £0.554
Rates Payable: £40,774 per annum

SERVICE CHARGE:

The estimated annual service charge for the current financial year is £36,978.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

EPC:

Full Energy Performance Certificate available upon request.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

Stuart Moncur

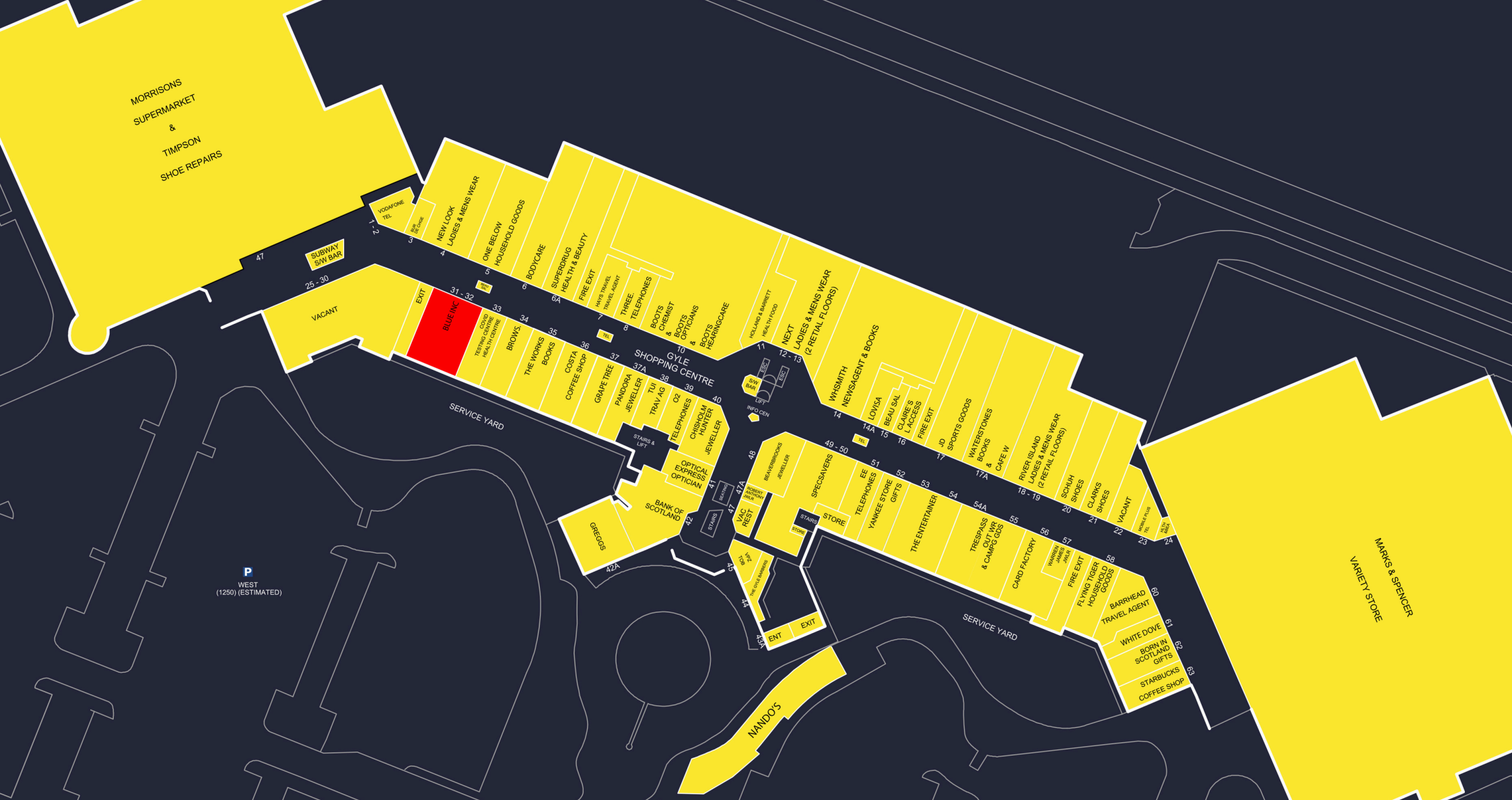
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