

TO LET

# PRIME RETAIL UNIT EDINBURGH

Unit 25-30, 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, immediately adjacent to the west entrance and Morrisons.
- Other nearby occupiers include **New Look Superdrug** and **Vodafone**.
- 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](http://savills.co.uk)

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## Accommodation

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

Ground: 6,998 sq ft 650.1 sq m

## Rent

On application.

## Tenure

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

## Service Charge

Approx £65,725 per annum.

## Rates

Rateable Value: £189,000  
UBR (2022/23): £0.524  
Rates Payable: £99,036 pa

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

## Legal Costs

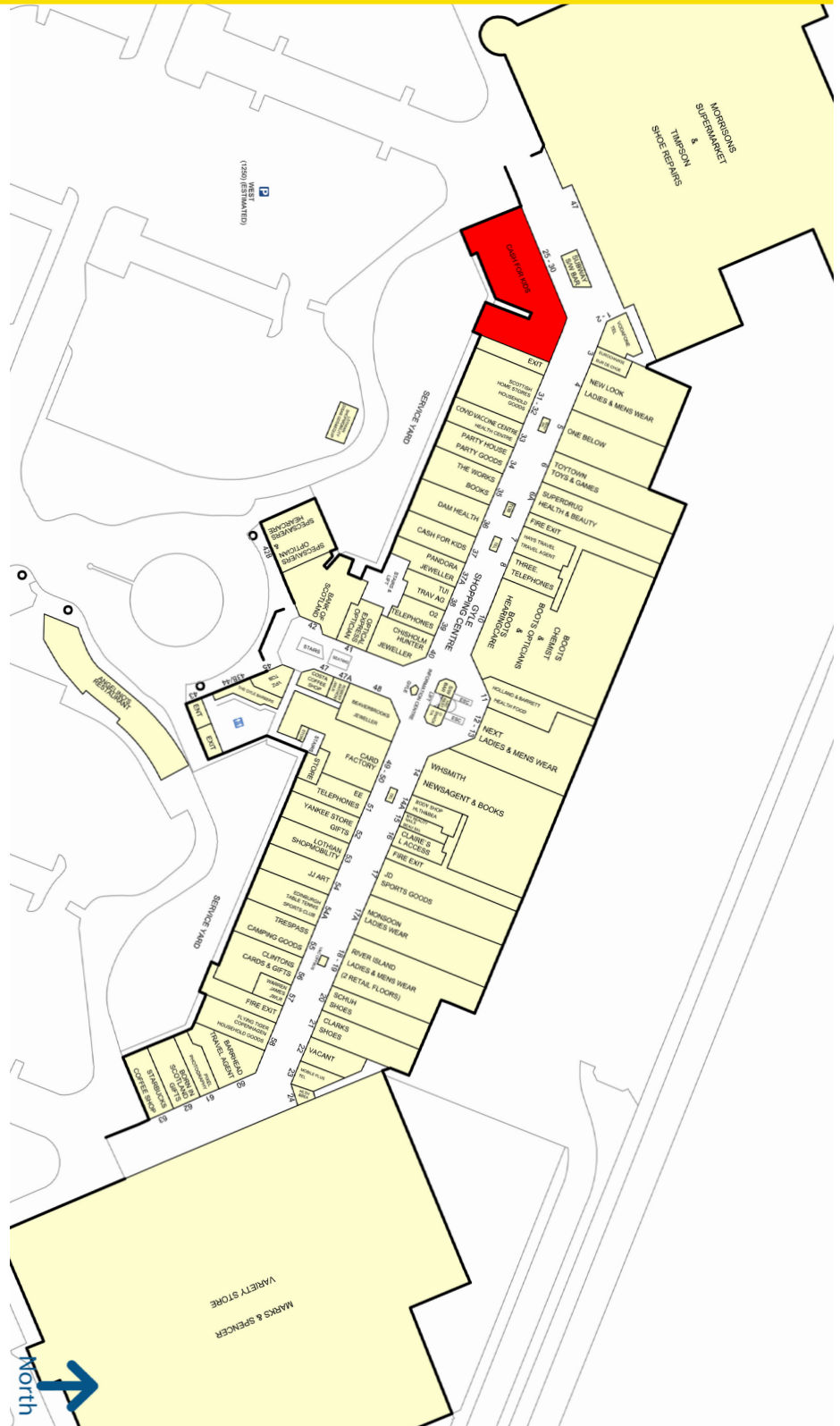
Each party to be responsible for their own legal and professional costs incurred in this transaction.

## 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

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