



Retail Unit To Let

Rent: **£57,000 pa**

Ground Floor: **1,200 sq ft**

Location

Cameron Toll is a successful shopping centre located on the south side of Edinburgh, approximately 1.5 miles from the city centre. The centre benefits from an immediate catchment of 250,000 people in a 10 minutes drive time. Cameron Toll is anchored by a 125,000 sq ft Sainsburys and provides free car parking for approximately 1,200 cars. Other tenants include **New Look**, **Boots** and **Peacocks**. Nearby retailers include **H Samuel**, **Yours**, **Sainsburys** and **Trespas**.

Accommodation

The property comprises a retail unit over ground floor level and extends to the following approximate areas:
Ground floor: **1,200 sq ft / 111.52 sq m**

Rent
£57,000 pa

Lease

The subjects are available on a new FRI lease from 12th November 2020

Rates

Rateable Value: **£33,100**
UBR (20/2021): **£0.498**
Rates Payable: **£16,484 pa**

Service Charge

The service charge in the current financial year is **£8,582.84**.

EPC

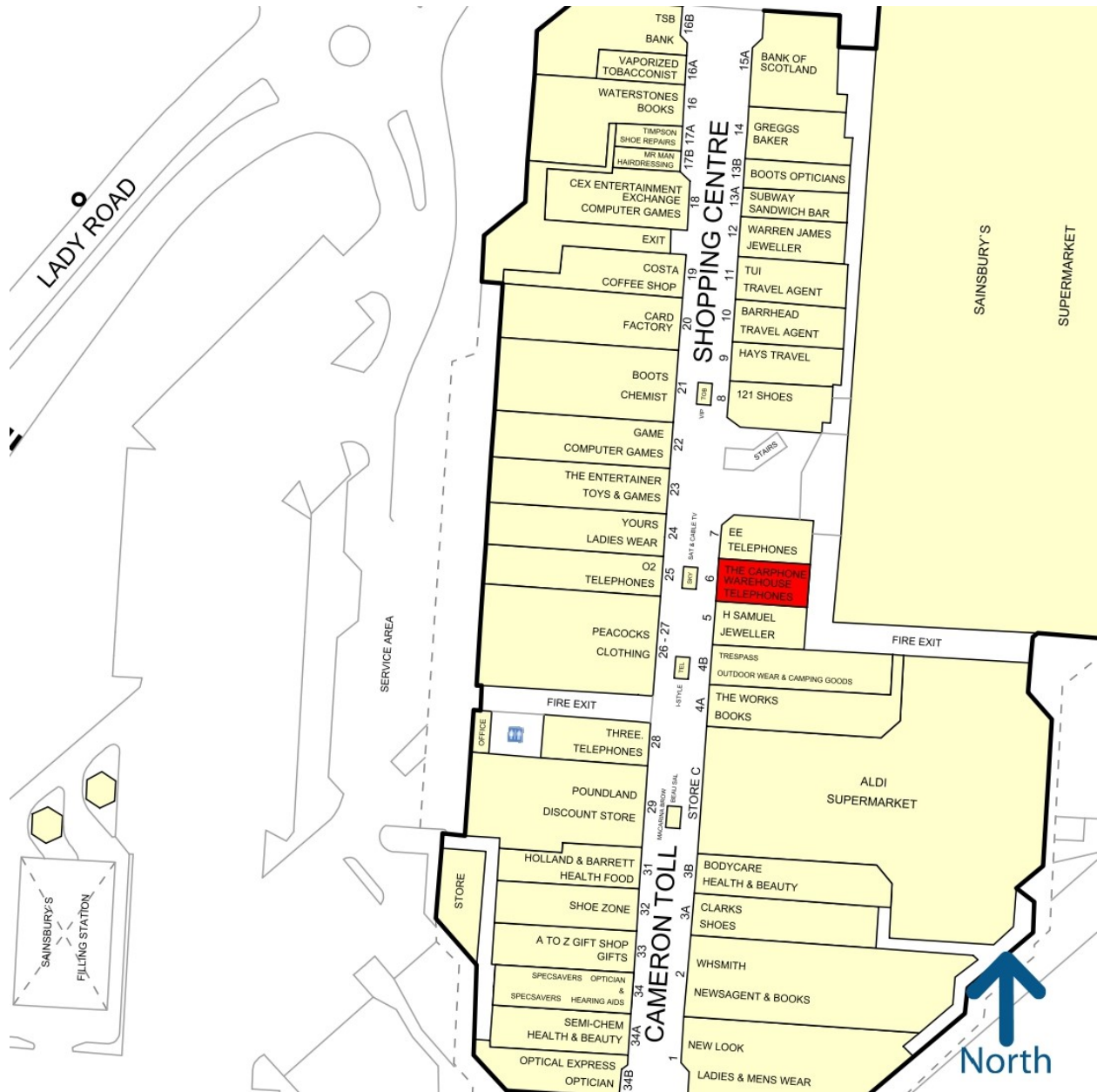
EPC on request.

Legal Costs

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

TO LET

Unit 6 Cameron Toll Shopping Centre
Edinburgh EH16 5PB



Viewing strictly by appointment with ORINSEN

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