



Retail Unit to Let External Frontage

Rent: **£14,500 pa**

Ground Floor: **738 sq ft**

Location

Westside Plaza is a suburban shopping centre on the outskirts of Edinburgh with an annual footfall of approximately 2 million and a primary catchment of 960,000. The scheme comprises approximately 170,000 sq ft of accommodation, 350 car parking spaces and benefits from a strong mix of retail and leisure uses. Leisure operators include **Odeon and xercise4Less** and major retail tenants include **Lidl, Greggs, Lloyds Pharmacy, The Post Office and Iceland**. Nearby occupiers to the unit include **William Hill, Iceland, Card Factory** and **Bank of Scotland**.

Accommodation

The premises are arranged over the ground floor of the shopping centre and comprise the following approximate net internal area:

Ground Floor: **738 sq ft / 68.56 sqm**

Rent

£14,500 pa

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£15,900**

UBR (2022/23): **£0.498**

Rates Payable: **£7,919 pa**

Service Charge

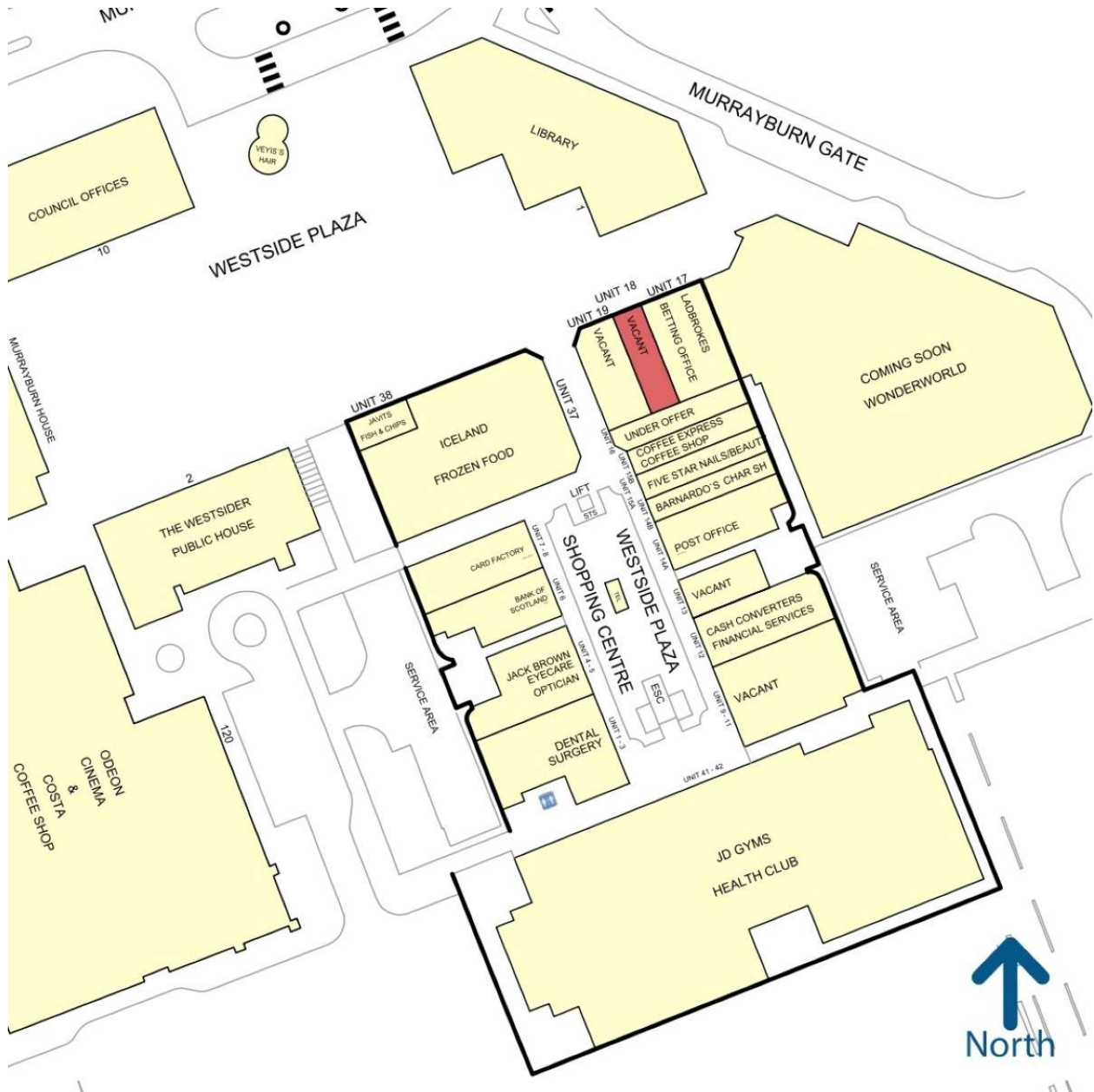
The estimated service charge for this financial year is **£11,385**.

EPC

The EPC is available 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.



Viewing strictly by appointment through ORINSEN.

Tom Forster
 T. 0131 374 1115
 M. 07919 920 126
 E. tforster@orinsen.com

Charlotte Young
 T. 0131 374 1118
 M. 07825 167 883
 E. cyoung@orinsen.com

Published July 2021

important notice

ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.