



### 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 (2021/22): **£0.49**

Rates Payable: **£7,791 pa**

#### Service Charge

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

#### EPC

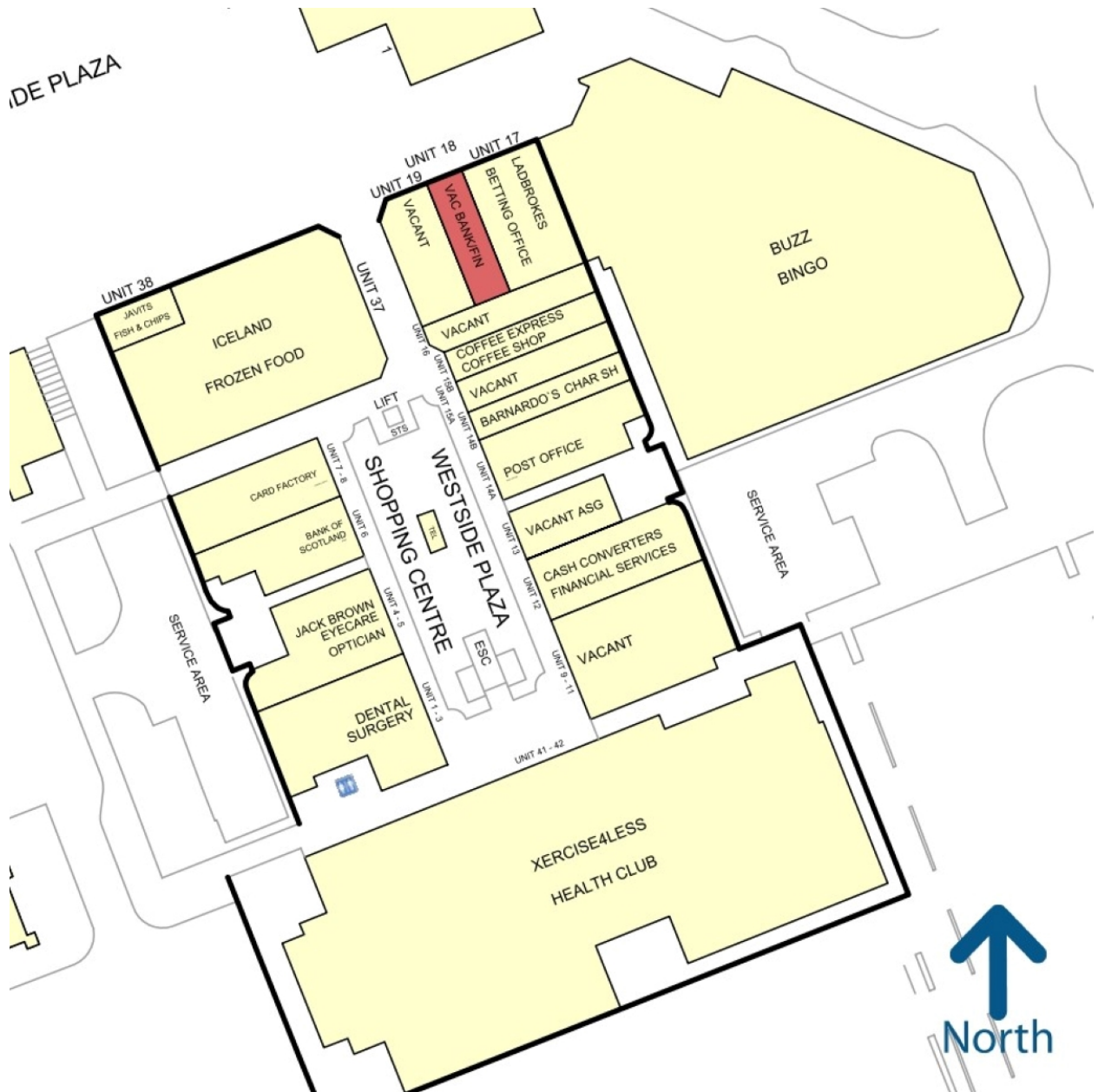
The EPC is available on request.

#### 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.

TO LET

Unit 18  
Westside Plaza  
Edinburgh EH14 2SW



Viewing strictly by appointment through  
**ORINSEN.**

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