



Retail Unit to Let Prime Position

Rent: £12,000 pa (Inclusive of service charge & insurance)

Ground Floor: 987 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, JD Gyms** and major retail tenants include **Lidl, Greggs, Lloyds Pharmacy** and **Iceland**. Nearby occupiers to the unit include **Iceland, Bank of Scotland, Ladbroskes** and **The Post Office**.

Accommodation

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

Ground Floor: **987 sq ft / 91.7 sqm**

Rent

£12,000 pa, inclusive of service charge and insurance.

Lease

The subjects are available on a new FRI lease

Rates

Rateable Value: **£10,500**

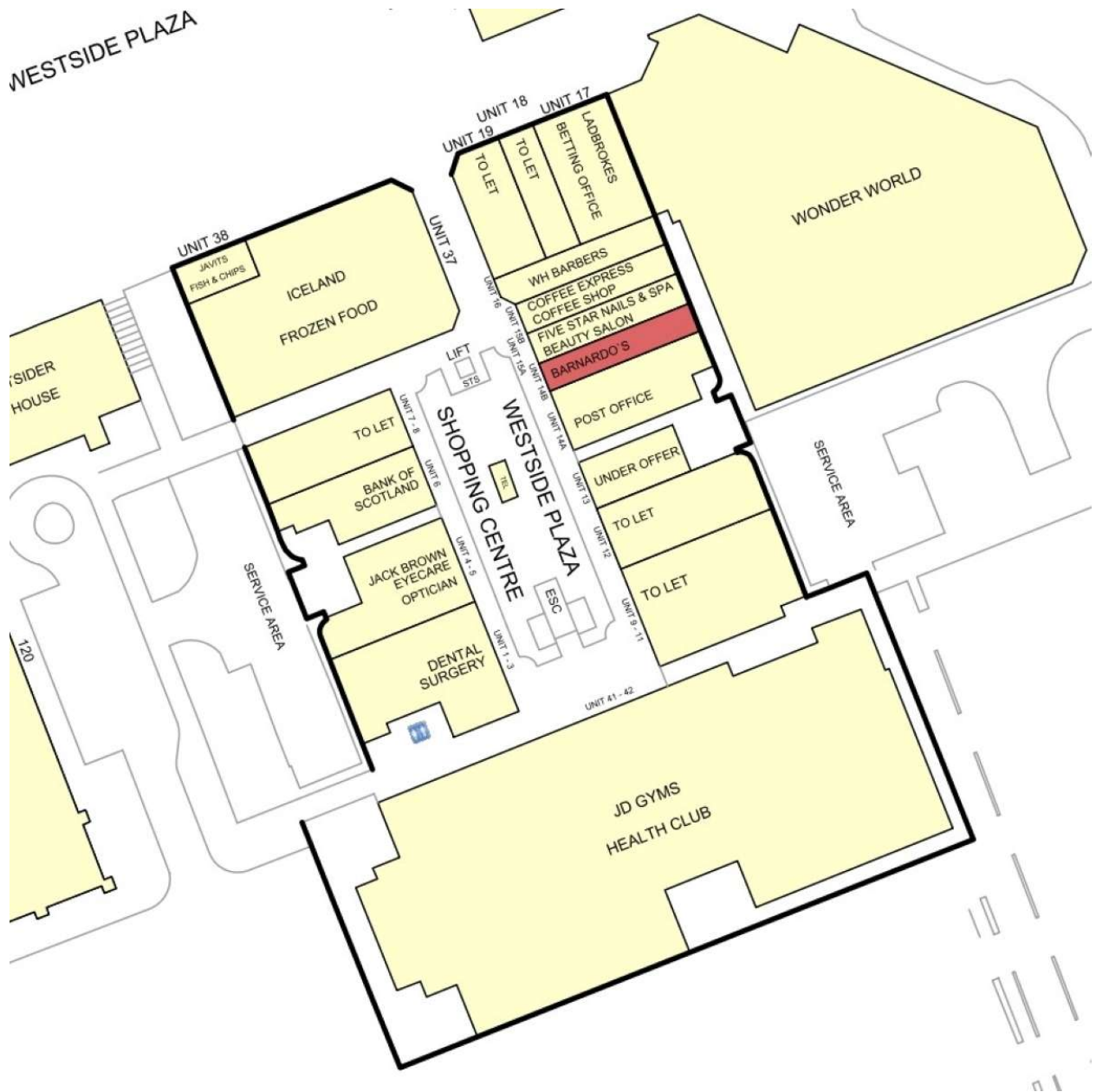
The premises qualify for 100% Business Rates Relief (no rates payable) under the Small Business Bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.

EPC

EPC Report 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
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