



To Let

Petrol Filling Station Westside Plaza Edinburgh EH14 2SW

- Adjacent to Shopping Centre
- Prominent Location





Location

Westside Plaza is a large suburban shopping centre on the outskirts of Edinburgh extending to 170,000 sq ft. The scheme is situated 5 miles to the south west of Edinburgh's city centre and attracts over 2 million visitors a year from its main catchment area of Wester Hailes, Sighthill, Gorgie and Colinton. The shopping centre is now over 90% let and contains retailers including **Home Bargains, Lidl, Greggs and Lloyds Pharmacy**. The scheme also offers a strong leisure offering with a multiscreen **Odeon Cinema, Gala Bingo** and **Xercise 4 Less Gym**.

This unit is located towards the north entrance of the scheme with nearby occupiers including **Iceland, Store 21** and **Semi-chem**.

Accommodation

The unit is arranged over ground floor and extends to the following approximate net internal floor areas:

Site 0.35 acres (0.14 hectares)

Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

Rent

Offers of **£37,000 per annum** exclusive are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£34,800**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 47.1p this rateable value will result in an estimated rates liability in financial year 2014/15 of **£16,391**.

All prices, rents, etc are quoted exclusive of VAT.

Energy Performance Certificate

EPC Rating = G

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Stamp Duty Land Tax (SDLT), registration dues and any VAT payable thereon.

Viewings

All viewings are strictly by prior arrangement with:

Frank Montgomery
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or our joint agents:

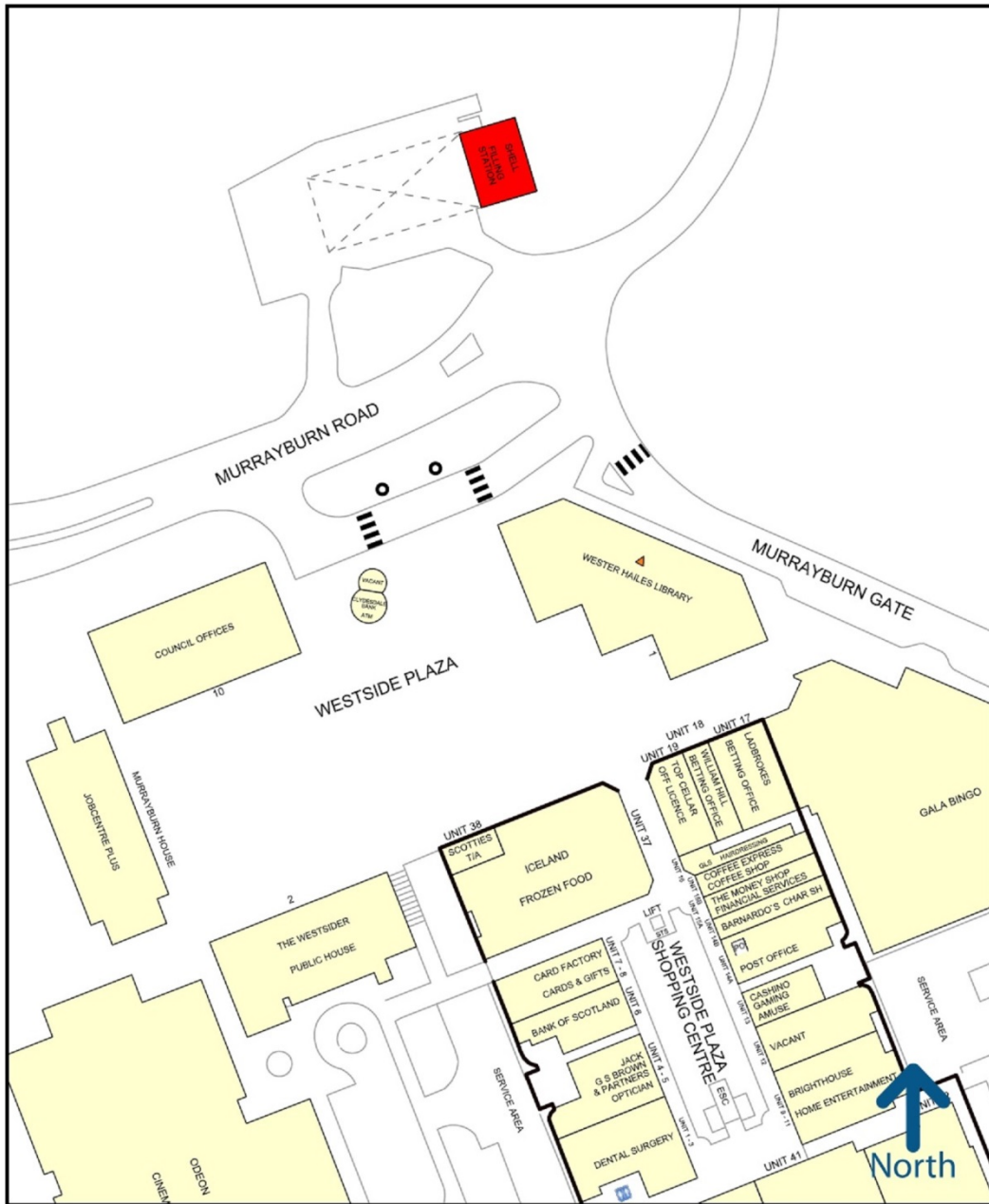
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Edinburgh - Westside Plaza



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Created By: BNP Paribas Real Estate UK

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