



PRIME RETAIL UNIT TO LET

Unit 37A, Gyle Shopping Centre Edinburgh





Location

The Gyle Shopping Centre is located on the west side of Edinburgh, just off the city bypass, and in close proximity to the M8 and M9 motorways. The Centre provides 350,000 sq ft of retail accommodation and is anchored by **Marks & Spencer** and **Morrisons**, with other tenants including **Next**, **WH Smith**, **New Look** and **River Island**.

Accommodation

The subject unit is located in a 100% prime pitch within the Centre with other retailers in the vicinity including **Boots**, **The Chemist**, **O2** and **Next**.

The subject property comprises a retail unit arranged over ground floor level only. The unit provides the following approximate dimensions and net internal floor areas:

Ground Floor	1,429 ft ²	133 m ²
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Terms & Tenure

The subjects are available by way of a new 15 year Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews.

Rent

Further details available upon request.

Rates

Rateable Value	£179,500
Rates Payable (for 2016/2017)	£91,545

All interested parties should make their own enquiries to the Local Assessors Department to confirm the above figures.

Energy Performance Certificate

Rating TBC.

Service Charge

The current service charge payable is £11,980 per annum.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant to be responsible for any Land & Building Transaction Tax, VAT and registration dues.

VAT

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

Plant & Equipment

None of the systems or equipment in the property has been tested by us to check they are in working order.

Viewings

For further information please contact the joint letting agents:



**BNP PARIBAS
REAL ESTATE**

David Simmons

BNP Paribas Real Estate

Tel: 0141 397 9007

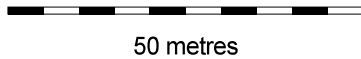
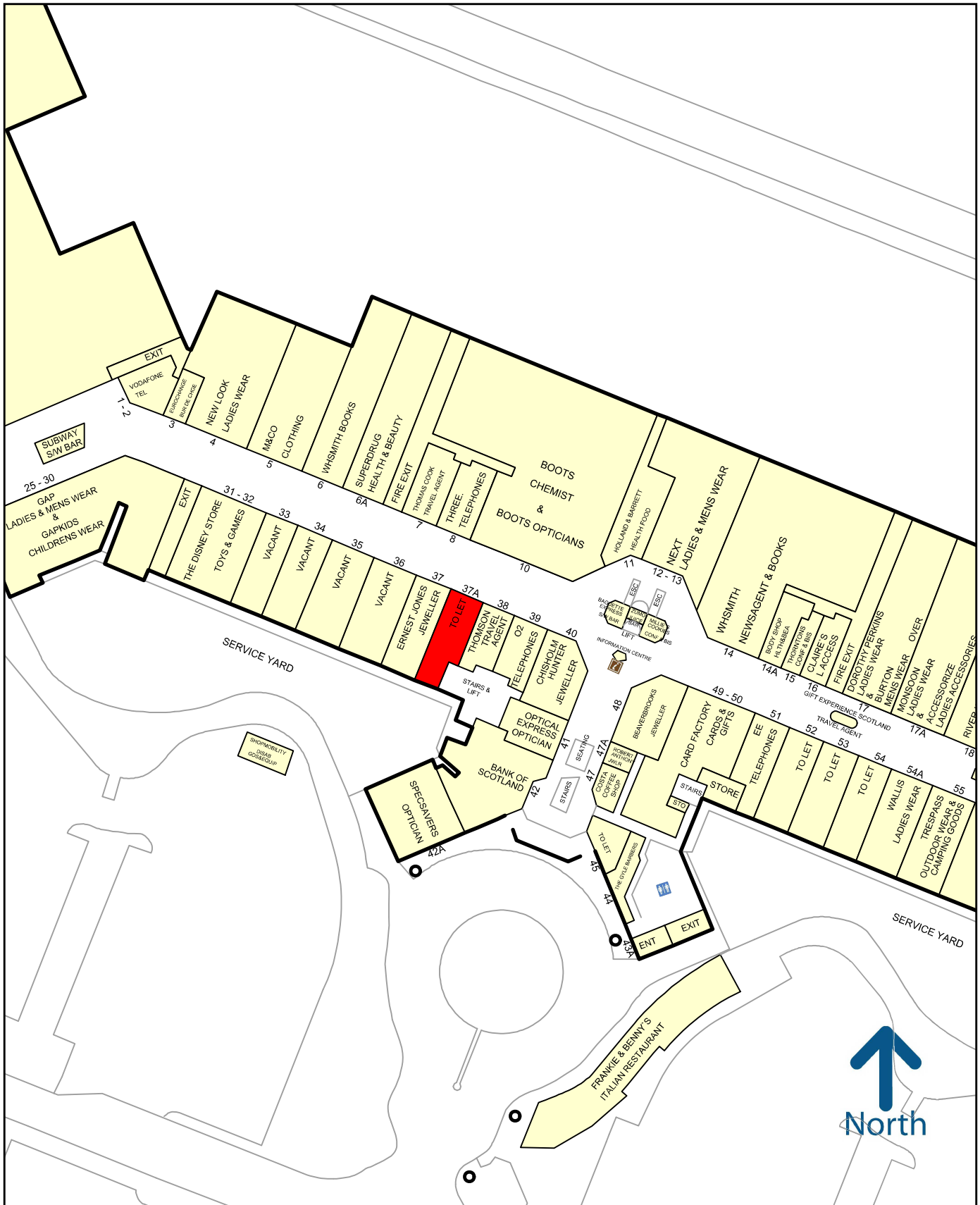
Email: david.simmons@bnpparibas.com

Or

Cushman & Wakefield

**Subject To Contract
June 2016**

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