



PRIME RETAIL UNIT TO LET

Unit 58, 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**, **River Island**, **New Look** and **River Island**.

Accommodation

The subject unit is located in a 100% prime position with surrounding occupiers including **Monsoon**, **River Island**, **Schuh**, **Clarks Shoes**, **Dorothy Perkins/Burtons** and **Barrhead Travel**.

Ground Floor 151.61 m² 1,632 ft²

Terms & Tenure

The property is available on a new Full Repairing and Insuring lease, incorporating 5 yearly rent reviews. Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

Rent

Further details upon request.

Rates

Rateable Value (2010) £211,500
Rates Payable (for 2016/2017) £107,865

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

Energy Performance Certificate

An Energy Performance Certificate has been instructed and will be available shortly.

Service Charge

The current service charge payable is £15,038 pa.

VAT

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

Viewings

For further information please contact the joint letting agents:



**BNP PARIBAS
REAL ESTATE**

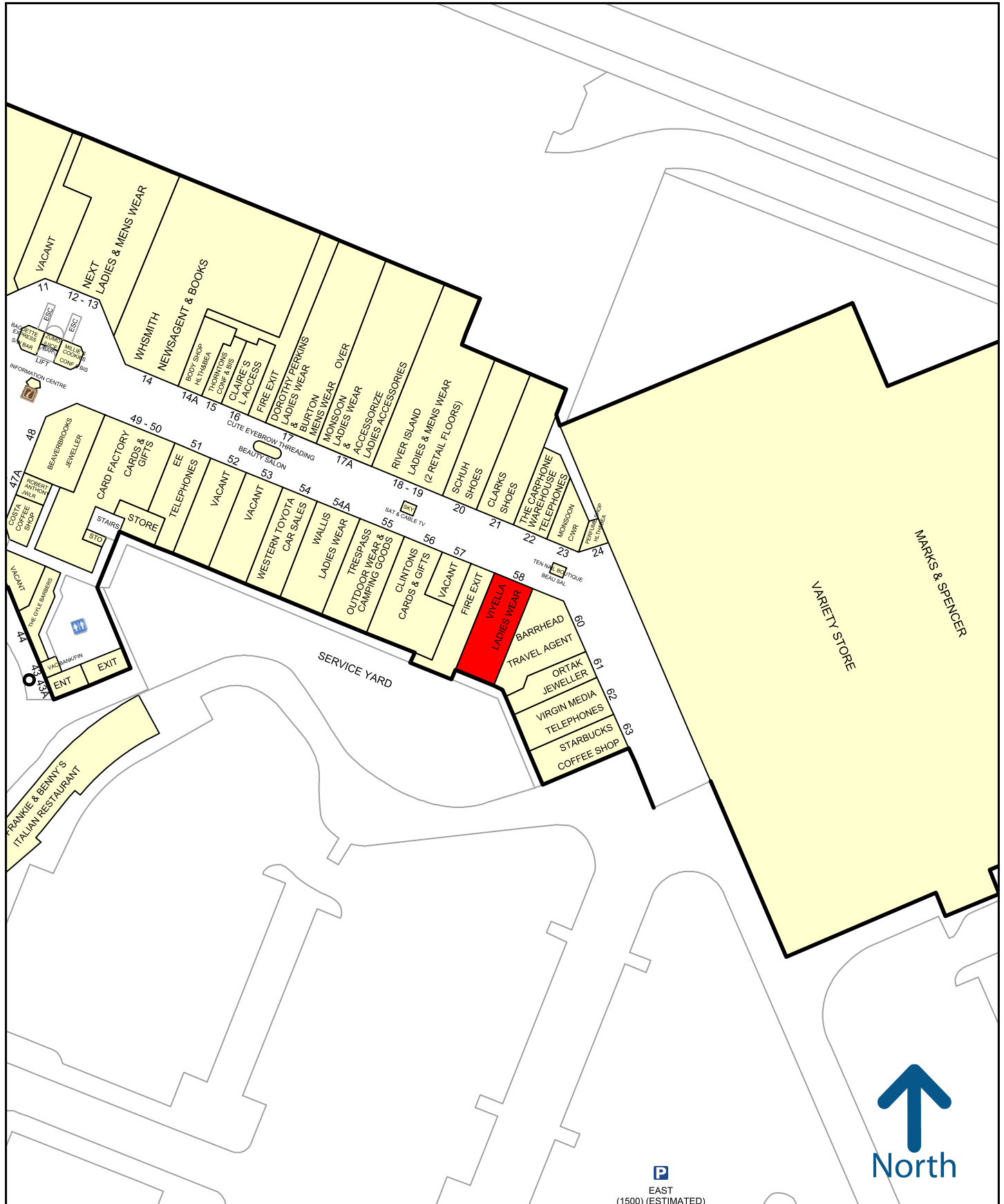
David Simmons
BNP Paribas Real Estate
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Or

Cushman & Wakefield

**Subject To Contract
June 2016**

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50 metres

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