



PRIME RETAIL UNIT TO LET

Unit 53, 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 **Dorothy Perkins**, **Monsoon**, **Claire's Accessories** and **River Island**.

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	1,533 ft ²	142.42 m ²
--------------	-----------------------	-----------------------

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	£186,750
Rates Payable (for 2016/2017)	£95,242

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

Energy Performance Certificate

Rating - G

Service Charge

The current service charge payable is £13,209 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

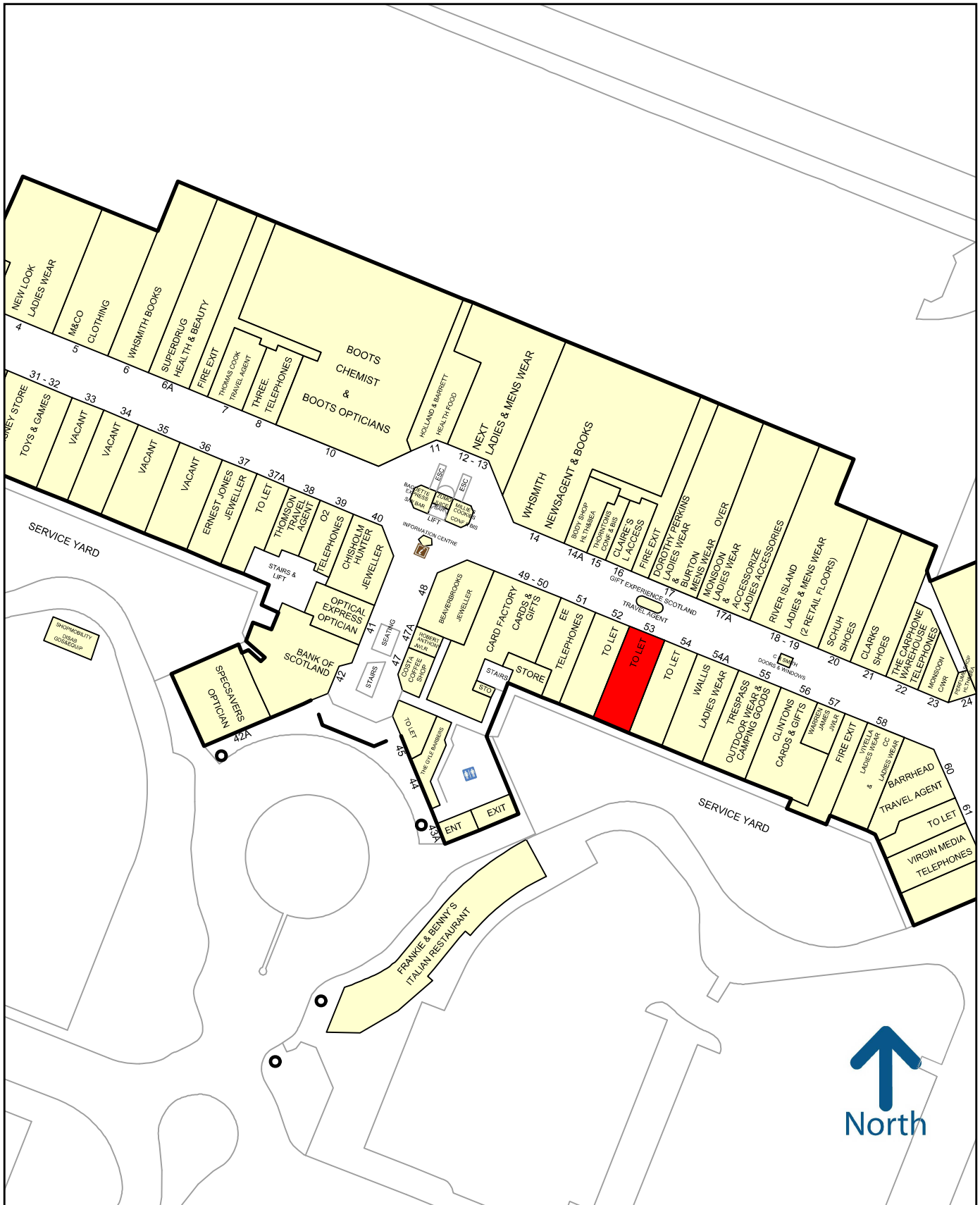
Email: david.simmons@bnpparibas.com

Or

Cushman & Wakefield

**Subject To Contract
June 2016**

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



50 metres

Experian Goad Plan Created: 27/01/2016
Created By: BNP Paribas Real Estate UK

