



KIOSK UNIT TO LET

**Kiosk 2, Unit 65, 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 property is available on flexible lease terms.

Ground Floor	203 ft ²	18.86 m ²
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Rent

Further details available upon request.

Rates

Proposed Rateable Value 2017	£20,000
Estimated Rates Payable (for 2017/2018)	£9,840

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

Service Charge

The current service charge payable is £1,846 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
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Or
Cushman & Wakefield

**Subject To Contract
March 2017**

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