



To Let

Unit 15A, Westside Plaza Edinburgh

Shop Unit



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 areas 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.

The unit is located towards the north entrance of the scheme with nearby occupiers including **Iceland**, **Card Factory** and **William Hill**.

Accommodation

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

Ground Floor 79.62 sq m (857 sq ft)

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£11,900**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48.4p this rateable value will result in an estimated rates liability in financial year 2016/17 of **£5,759.60**.

Energy Performance Certificate

EPC Rating – G

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

Term

The property is available on a new lease of negotiable duration. Rental offers of £17,500 pa are invited.

Service Charge

The service charge for the current financial year is £4,015.43.

Viewing & Further Information

All viewing and further information is via the joint letting agents.



David Simmons
BNP Paribas Real Estate
Tel: 0141 397 9007
Email: david.simmons@bnpparibas.com

Douglas Hogg
BNP Paribas Real Estate
Tel: 0141 397 9090
Email: douglas.hogg@bnpparibas.com

or

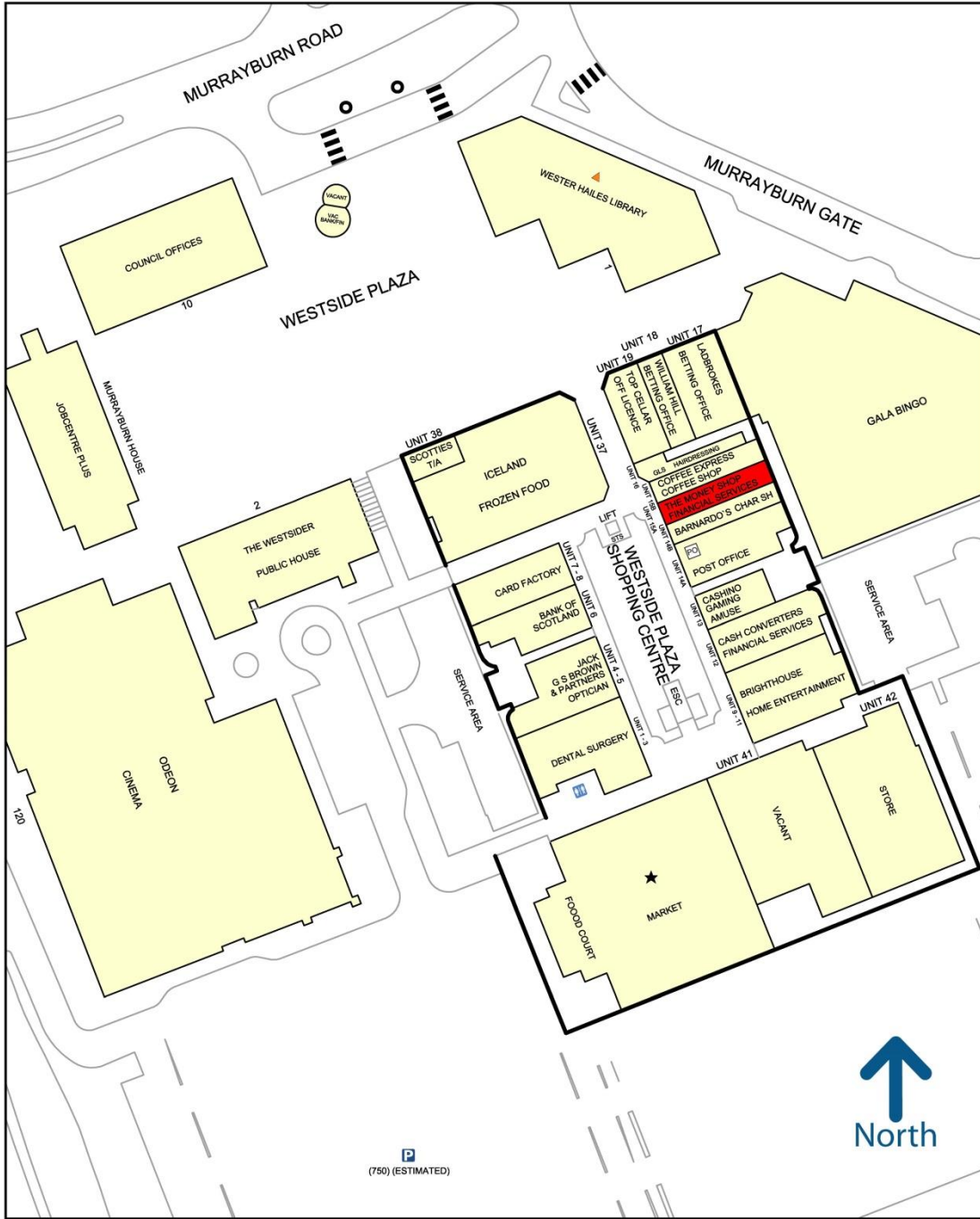
Eric Young & Co

**Subject to Contract
June 2016**





Edinburgh - Westside Plaza



Copyright and confidentiality Experian, 2016. © Crown copyright and database rights 2016. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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.

