



# TO LET

## Shop Unit

Unit 24-26 Westside Plaza  
Edinburgh EH14 2SW



### 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 area 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** and **Gala Bingo**.

This unit is located on the upper mall level of the scheme with nearby occupiers including **Peacocks**, **British Heart Foundation** and **Greggs**.

### Accommodation

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

Ground Floor            4,291 sq ft    (398.65 sq m)

### Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is £50,000. (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 £25,500.

### 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 £40,000 pa are invited.

### Service Charge

The service charge for the current financial year is £33,724.

### Viewing & Further Information

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



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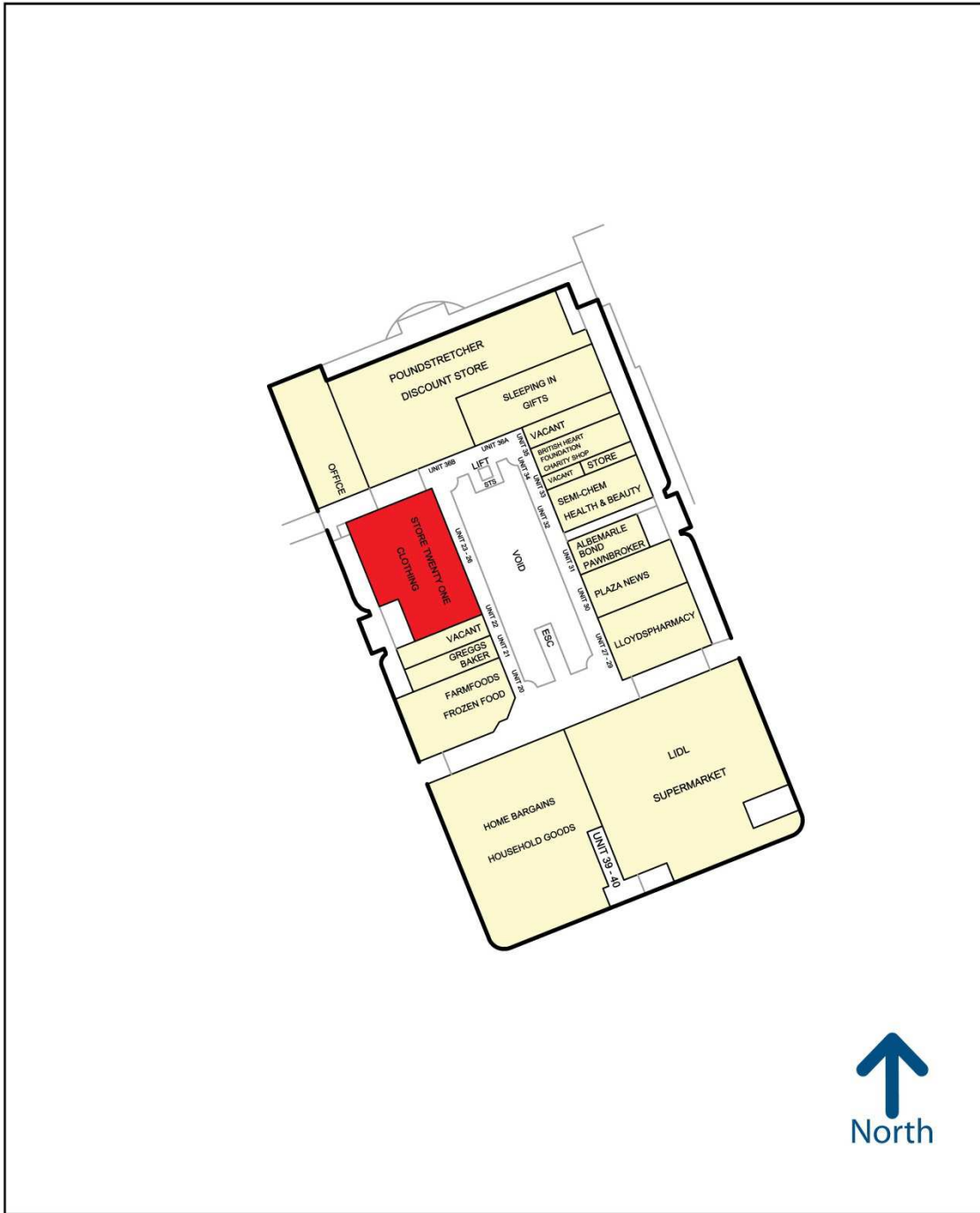
Eric Young & Co

**Subject to Contract  
July 2016**





Edinburgh - Westside Plaza



50 metres

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