



# TO LET

## Shop Unit

### Unit 35 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 towards the north entrance of the scheme with nearby occupiers including **Poundstretcher, Store 21 and Semi-chem**.

#### Accommodation

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

Ground Floor 591 sq ft (54.91 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 £10,900. (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 £5,276.

#### Energy Performance Certificate

EPC Rating – F

#### 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 £14,000 pa are invited.

#### Service Charge

The service charge for the current financial year is £5,325.

#### Viewing & Further Information

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



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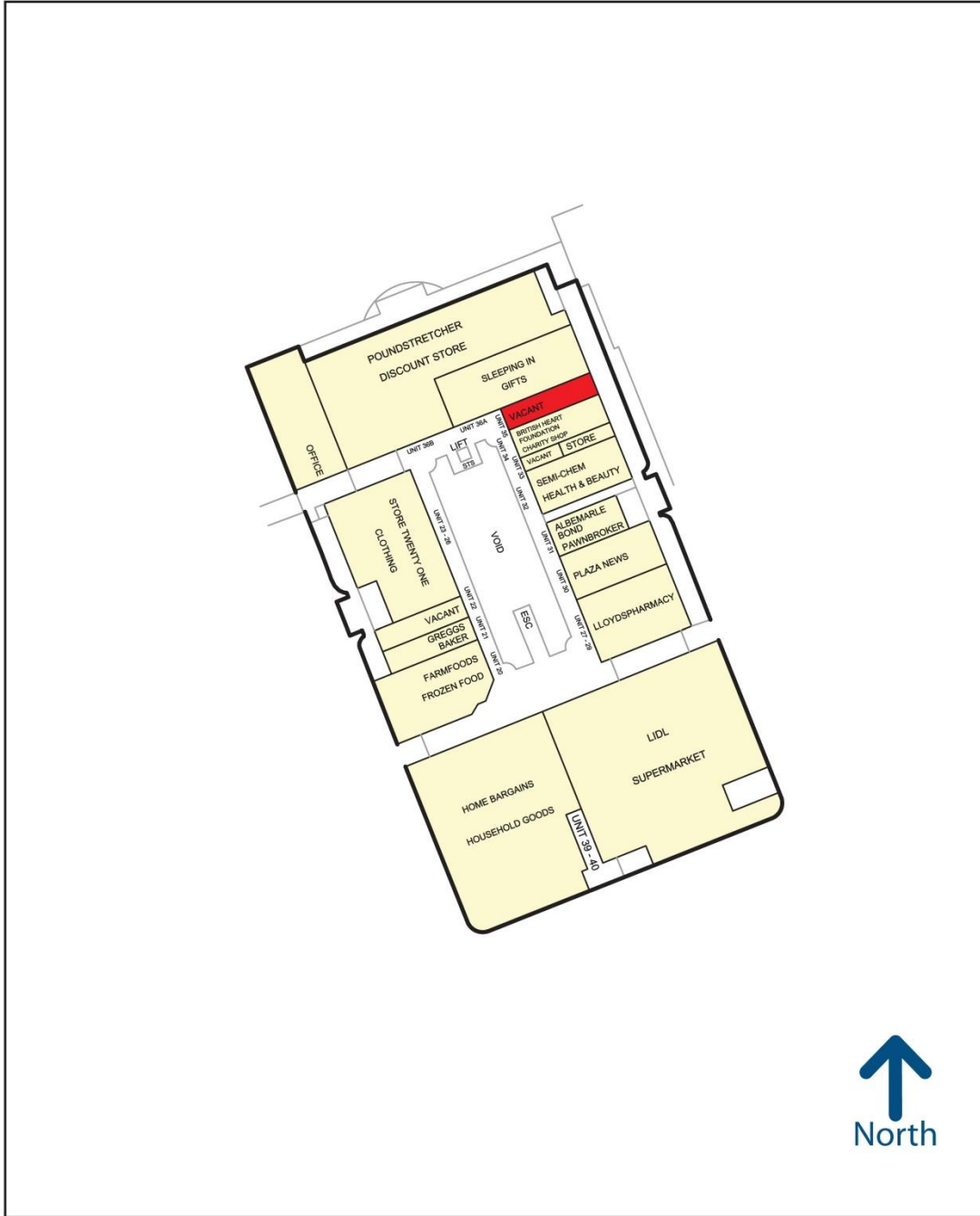
or

Eric Young & Co

**Subject to Contract  
June 2016**



Edinburgh - Westside Plaza



50 metres

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