



# To Let

## Unit 36a, 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 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 **Peacocks**, **Store 21** and **Semi-chem**.

#### Accommodation

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

Ground Floor 2,854 sq ft (265.14 sq m)

#### Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £30,400. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of £46.6 this rateable value will result in an estimated rates liability in financial year 2017/18 of £14,116.

#### 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. Offers of £25,000 per annum exclusive are invited.

#### Service Charge

The service charge for the current financial year is £18,216

#### Viewing & Further Information

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



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or

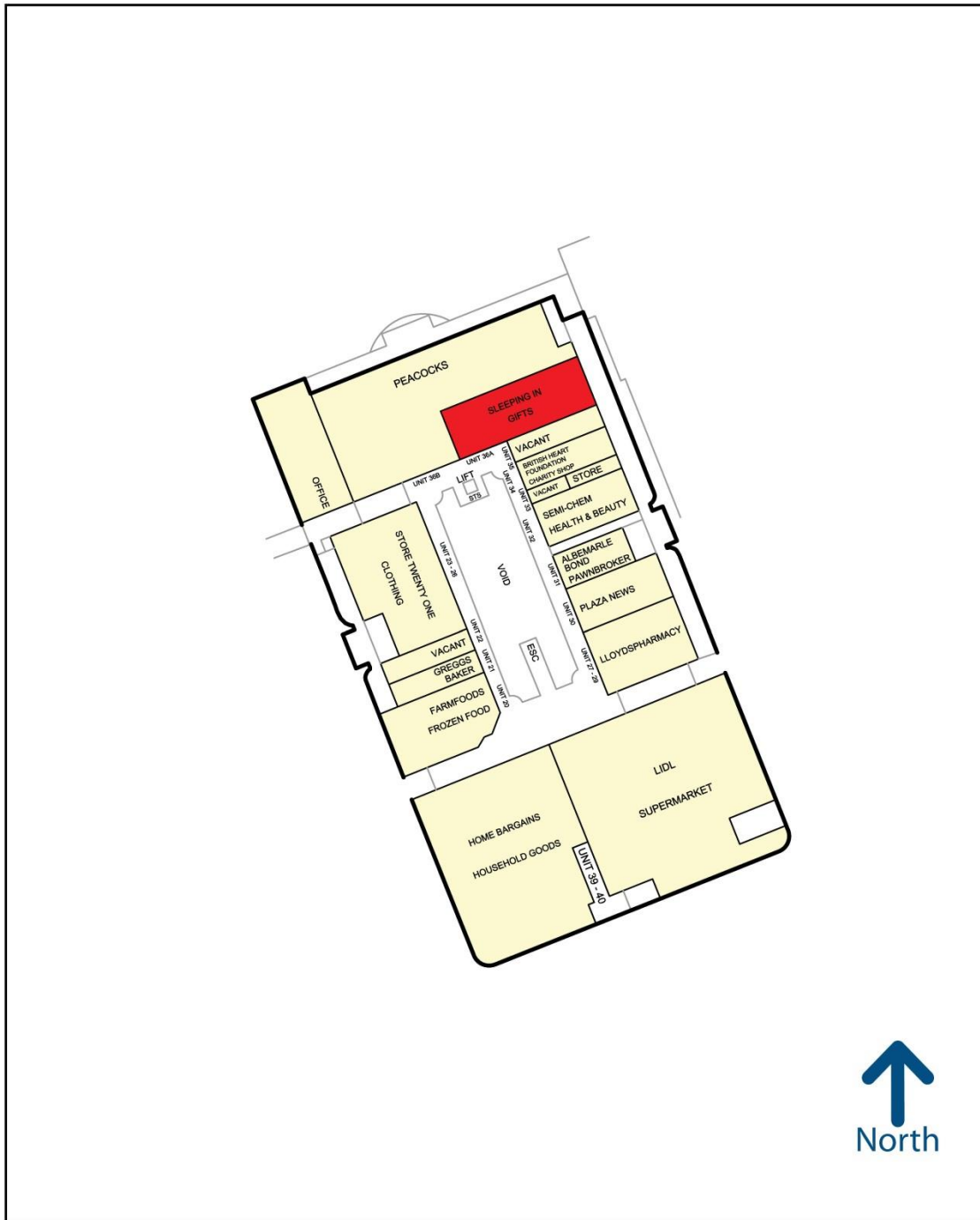
Eric Young & Co

**Subject to Contract  
January 2017**





Edinburgh - Westside Plaza



50 metres

Experian Goad Plan Created: 22/08/2016  
Created By: BNP Paribas Real Estate UK



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