



**BNP PARIBAS  
REAL ESTATE**

| Real Estate for a changing world

# FOOD COURT UNIT TO LET

**Unit F1, Food Court, 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**.

The subject premises are located in the Food Court alongside other tenants such as Burger King, Pizza Hut, O'Briens, Spud U Like and McChens Oriental Express.

### Accommodation

The property is available on flexible lease terms.

|              |                     |                      |
|--------------|---------------------|----------------------|
| Ground Floor | 547 ft <sup>2</sup> | 50.82 m <sup>2</sup> |
|--------------|---------------------|----------------------|

### Rent

Offers.

### Rates

|                               |         |
|-------------------------------|---------|
| Rateable Value                | £32,600 |
| Rates Payable (for 2016/2017) | £15,778 |

### Energy Performance Certificate

An Energy Performance Certificate is available upon request.

### Service Charge

The current service charge payable is £15,480 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:



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

**Or**  
**Cushman & Wakefield**

**Subject To Contract  
October 2016**

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