



eric young & co

■ RETAIL ■ BUSINESS SPACE ■ CHARTERED SURVEYORS ■

## PRIME RETAIL UNIT TO LET

Unit 32B Fort Kinnaird  
Edinburgh EH15 3RD

### LOCATION

Fort Kinnaird is one of the UK's top 10 shopping parks. The scheme occupies a superb location on the south-east outskirts of the city, adjacent to the A1 enabling unrivalled access for public and private transport.

Fort Kinnaird benefits from an excellent core catchment population of 564,000 people.

The scheme currently provides 520,000 sq ft of Open Class 1 retail consent and has strong High Street retailer presence including **Boots, Next, H&M, New Look** and a **60,000 sq ft full format M&S store**. As well as the aforementioned retailers, there is also a variety of food and drink outlets including **Subway, Pizza Hut** and **McDonalds**.

### DESCRIPTION

The subjects comprise a retail warehouse unit planned over ground floor, extending to the following approximate area:

**Ground Floor 1,681 sq ft (156.16 sq m)**

### LEASE

Available on a new FRI lease, on negotiable terms.

### RENTAL

On application.



### PLANNING

Open Class 1 non-food consent.

### RATING

We have been advised by the Rates Authority that the Rateable Value with effect from 1 April 2010 is £93,000 (each new occupier has the right of appeal against this figure).

Based on a rate poundage of 43.3p, this Rateable Value will result in an estimated rates liability in financial year 2011/12 of £40,269.

### DATE OF ENTRY

Immediate entry available.

### LEGAL COSTS

Each party to be responsible for their own costs regarding this transaction.

### FURTHER DETAILS

For further details please contact Derek Gordon at Eric Young & Co (0131 226 2641), or our joint letting agents, Martin Gudaitis at Montagu Evans (0141 204 2090) or Geoff Phillips at Morgan Williams (0207 493 4455).

Please also see the website [www.fortkinnaird.com](http://www.fortkinnaird.com)

0131 226 2641  
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see [www.eyco.co.uk](http://www.eyco.co.uk) for all available properties



SB/AH/RW1672  
Date of preparation - 23 March 2010

NOTE : THIS BROCHURE IS AVAILABLE IN PDF FORMAT ON OUR WEBSITE

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