

TO LET

Prime Retail Unit

Unit 33 Cameron Toll
Edinburgh EH16 4TF



LOCATION

Cameron Toll is a successful shopping centre located to the south side of Edinburgh, approximately 1.5 miles from the city centre and benefits from a catchment of 250,000 people within a 10 minute drive.

Cameron Toll is anchored by a 125,000 sq ft Sainsburys Supermarket and provides free car parking for approximately 1,200 cars.

Other tenants within the scheme include **New Look, BHS, Boots** and **Peacocks**.

The subjects are located towards the south entrance of the scheme, with nearby retailers including **Optical Express, Holland & Barrett, Clarks** and **Bodycare**.

ACCOMMODATION

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

Internal Width	21 ft 1 ins	(6.43 m)
Widening to	23 ft 5 ins	(7.14 m)
Ground Floor	1,485 sq ft	(137.96 sq m)
First Floor Sales	863 sq ft	(80.17 sq m)
First Floor Ancillary	192 sq ft	(17.84 sq m)

LEASE

The subjects are available on the basis of a new 15 year full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers of **£73,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£49,400**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£23,712**.

SERVICE CHARGE

The estimated annual service charge for the current year is approximately £12,899.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F+

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641:-

Kevin Hughes
0131 558 5142
khughes@eyco.co.uk

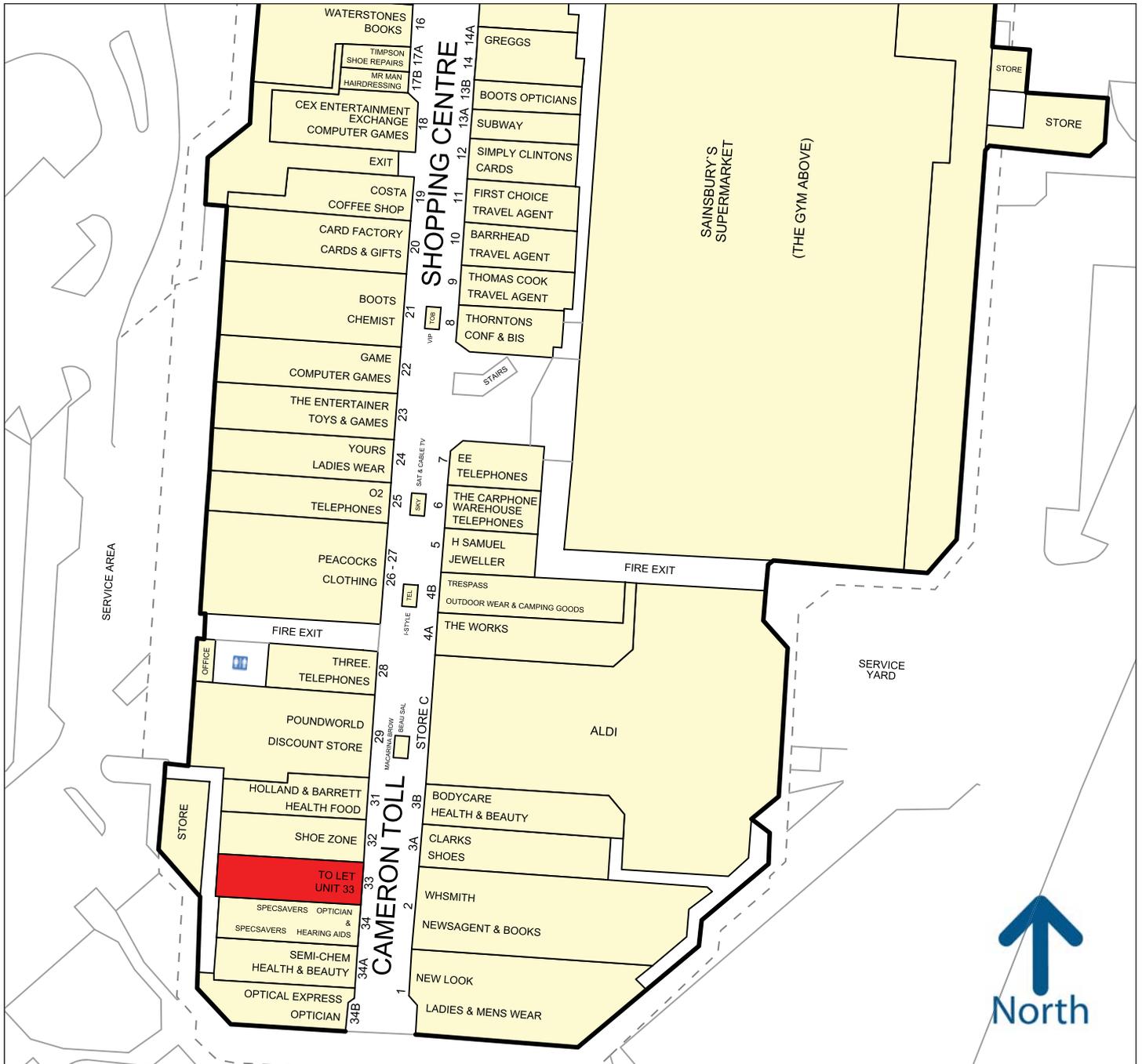
Anna Hansen
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eric young & co

See our website for all available properties:

www.eyco.co.uk



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