

TO LET

Prime retail unit

Unit 34A Cameron Toll
Edinburgh EH16 5PB



LOCATION

Cameron Toll is a successful shopping centre located on the south side of Edinburgh, approximately 1.5 miles from the city centre. The shopping centre benefits from an immediate catchment of 250,000 people in a 10 minute drive time.

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 subject property is located towards the south entrance of the scheme, with nearby retailers including **WH Smith, BHS** and **Specsavers**.

DESCRIPTION

The property comprises a retail unit over ground floor level and extends to the following approximate net areas and dimensions.

Internal width	22 ft 8 ins	(6.95 m)
Shop depth	49 ft 9 ins	(15.16 m)
Ground floor sales	1,837 sq ft	(170.66 sq m)

LEASE

The unit is available by way of a new 15 year FRI lease incorporating 5 yearly upward only rent reviews.

RENT

The commencing rental is **£77,000 per annum** exclusive.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£48,900**. (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 **£23,472**.

SERVICE CHARGE

The estimated annual service charge for the current year 2014/2015 is approximately £11,443.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING

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

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

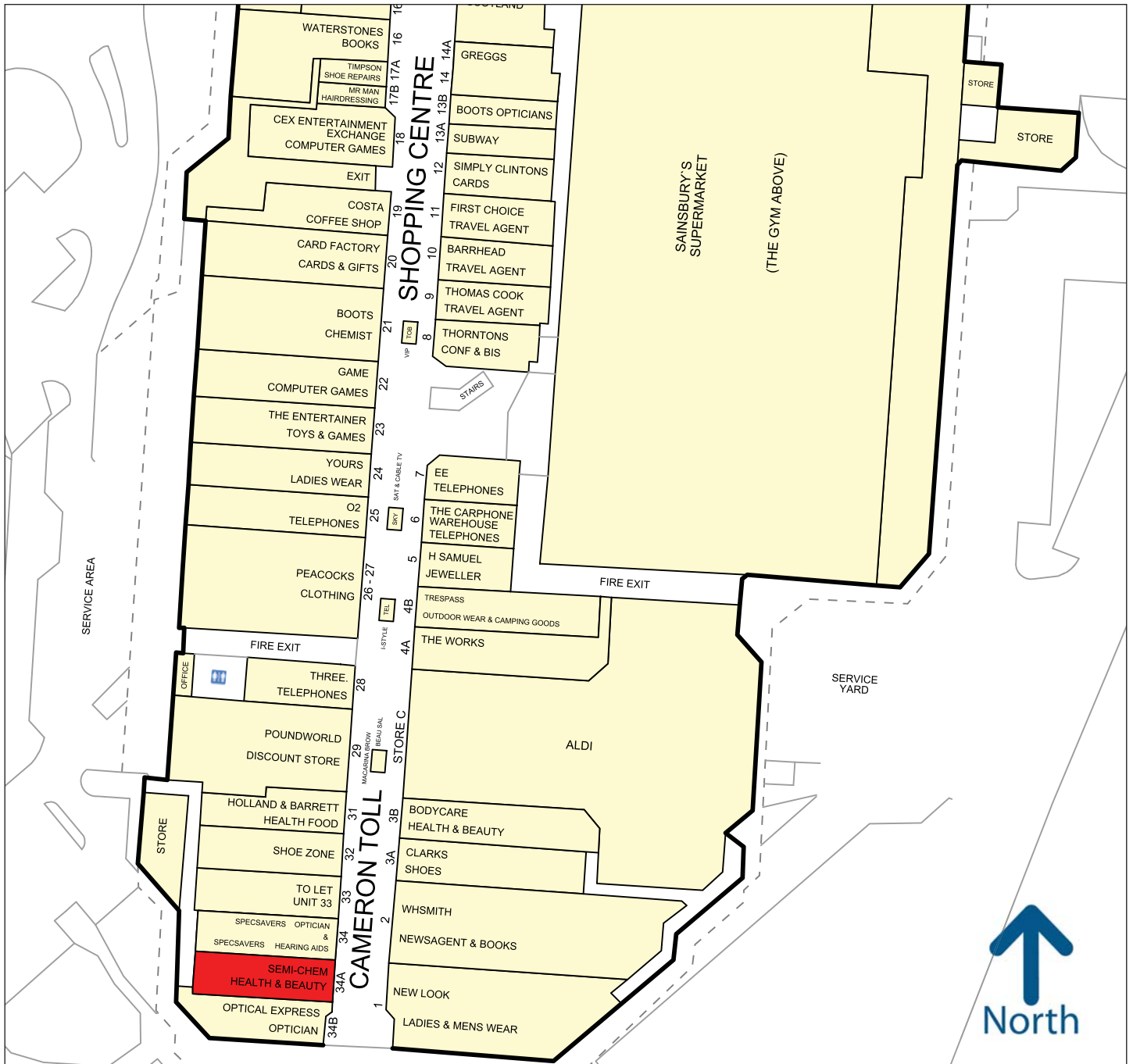
Anna Hansen
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eric young & co

See our website for all available properties:

www.eyco.co.uk



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AR/JH/ED2118

Date of preparation - 4 June 2018

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