



eric young & co

# Retail

■ experience ■ judgement ■ service ■

## TO LET

### Shop Unit

Unit 22 Westside Plaza  
Edinburgh EH14 2SW

#### 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 **Greggs, Peacocks, Lidl** and **Home Bargains**.

#### ACCOMMODATION

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

Ground Floor	598 sq ft	(55.55 sq m)
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#### LEASE

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

#### RENT

Offers of **£15,000 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 **£11,600**. (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 **£5,568**.

#### SERVICE CHARGE

The service charge for the current financial year is **£4,121**.

#### 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 or our joint letting agents HSA Retail.

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