

TO LET

Unit 3/4

6,641 sq.ft

(617 sq.m)

Amazing value every day

Poundland

Amazing
value
every day

OPTION TO SPLIT TO CREATE 2 SMALLER STORES

M

UNIT 3/4

Newkirkgate Shopping Centre
Edinburgh, Midlothian
EH6 6AD

Local Occupiers Include



COSTA COFFEE



NEWKIRKGATE

UNIT 3/4

LOCATION

The Newkirkgate Shopping Centre provides a strong neighbourhood retailing destination for the Leith area of Edinburgh. Leith itself forms a popular suburb of Edinburgh, where there has been significant development and regeneration in recent years. The centre is located at the foot of Leith Walk and is approximately one mile east of Edinburgh city centre. The centre has an excellent line up of national retailers including Lidl, Card Factory, Costa, Peacocks and Boots.

DESCRIPTION

The subjects comprise a ground floor retail unit with a glazed frontage. Internally, the premises comprise an open plan sales area, with a tea prep/staff area, WC and an access into the service yard to the rear.

UNIT SIZE

Option A - Total Area - 6,641 sq.ft (617 sq.m).

Option B - Sub-Divided - Unit 3: 2,503 sq.ft (232.5 sq.m).

Unit 4: 4,221 sq.ft (392.1 sq.m).

RENT

Price on application.

BUSINESS RATES

Rateable Value: £134,250 pax. Rates Payable: £73,569 pax.

Option B (Sub-Divided) Stores will require to be re-assessed for ratings purposes.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £40,408 pax + VAT.

Insurance: TBC

ENERGY PERFORMANCE

EPC: A. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



24

Retail Units On-Site



102,273 sq.ft

Total Area



What Three Words
never.spite.prompting



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Viewing
Strictly via prior appointment
with the appointed agents:



Charlie Hall

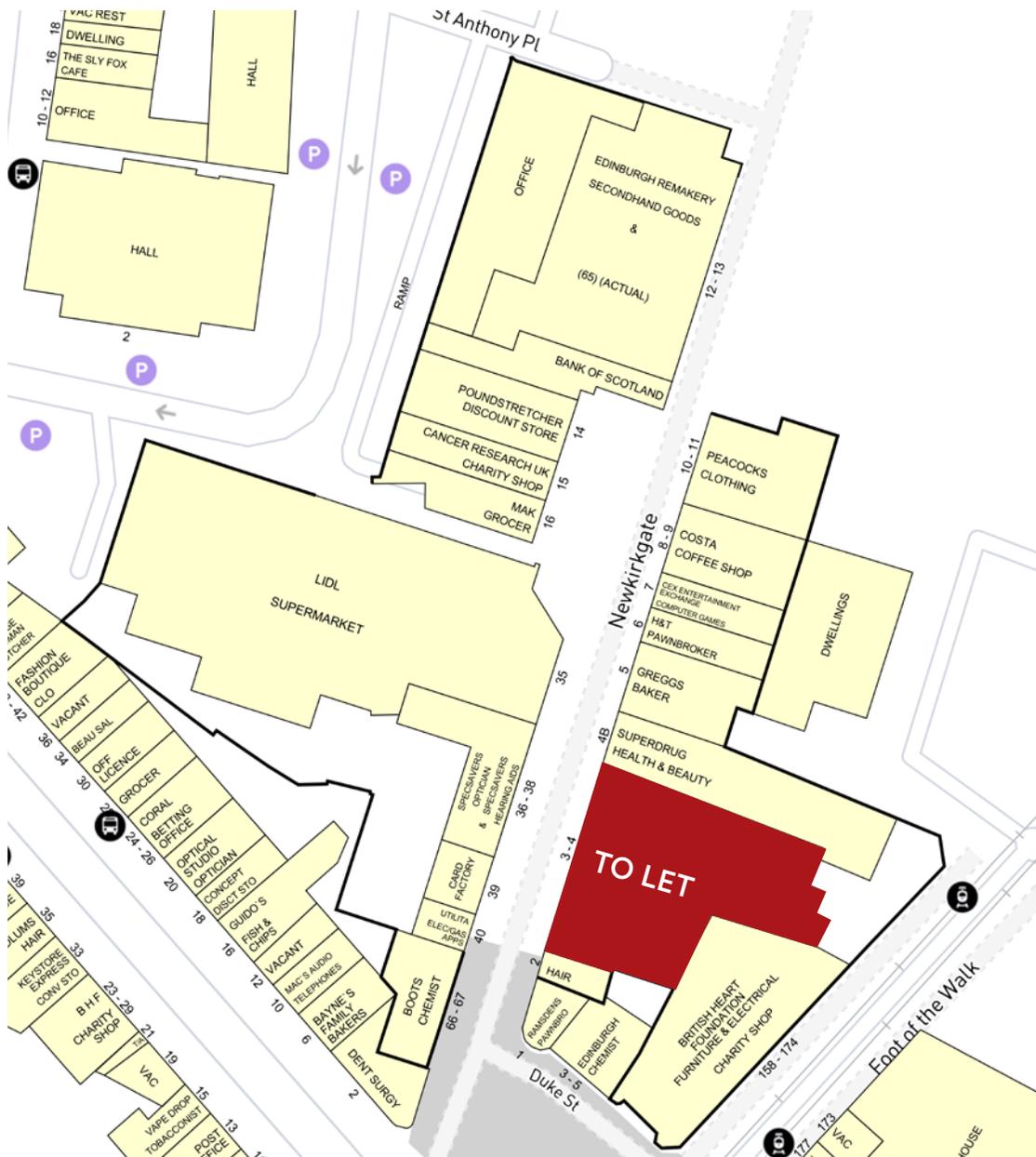
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