



eric young & co

# Retail

■ experience ■ judgement ■ service ■

## TO LET

### Major Retail Unit

Unit F2A Fort Kinnaird  
Edinburgh EH15 3RH



#### 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 (primary/secondary) catchment population of 229,672 people and a total catchment of 751,847 people. Footfall in 2015 was in excess of 14,000,000.

The scheme currently provides 520,000 sq ft of Open Class 1 retail consent and has strong High Street retailer presence including **Primark, Boots, Next, H&M, New Look, Outfit, Fat Face, River Island, Monsoon, Simply Be, TK Maxx** and **JD Sports**.

A 50,000 sq ft restaurant and cinema development is now open and includes **Odeon (7 screens), TGI Friday, Nandos, Five Guys, Pizza Express, Chiqitos, Frankie & Benny's** and **Ed's Easy Diner** in the line up. These join the other food offers including **Patisserie Valerie, Costa, Starbucks, McDonalds** and **Caffe Nero**.

#### ACCOMMODATION

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

Ground Floor	6,295 sq ft	(585 sq m)
Mezzanine (tenant installed)	1,984 sq ft	(184.4 sq m)

#### LEASE

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

#### PLANNING

Open Class 1 non-food consent.

#### RENT

On application.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£226,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2017/18 of **£111,192**.

#### 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. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

#### VIEWING

For further details please contact Ian Whelan at Eric Young & Co (0131 226 2641), or our joint letting agent, Martin Gudaitis at Paradigm (0141 212 3031).

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

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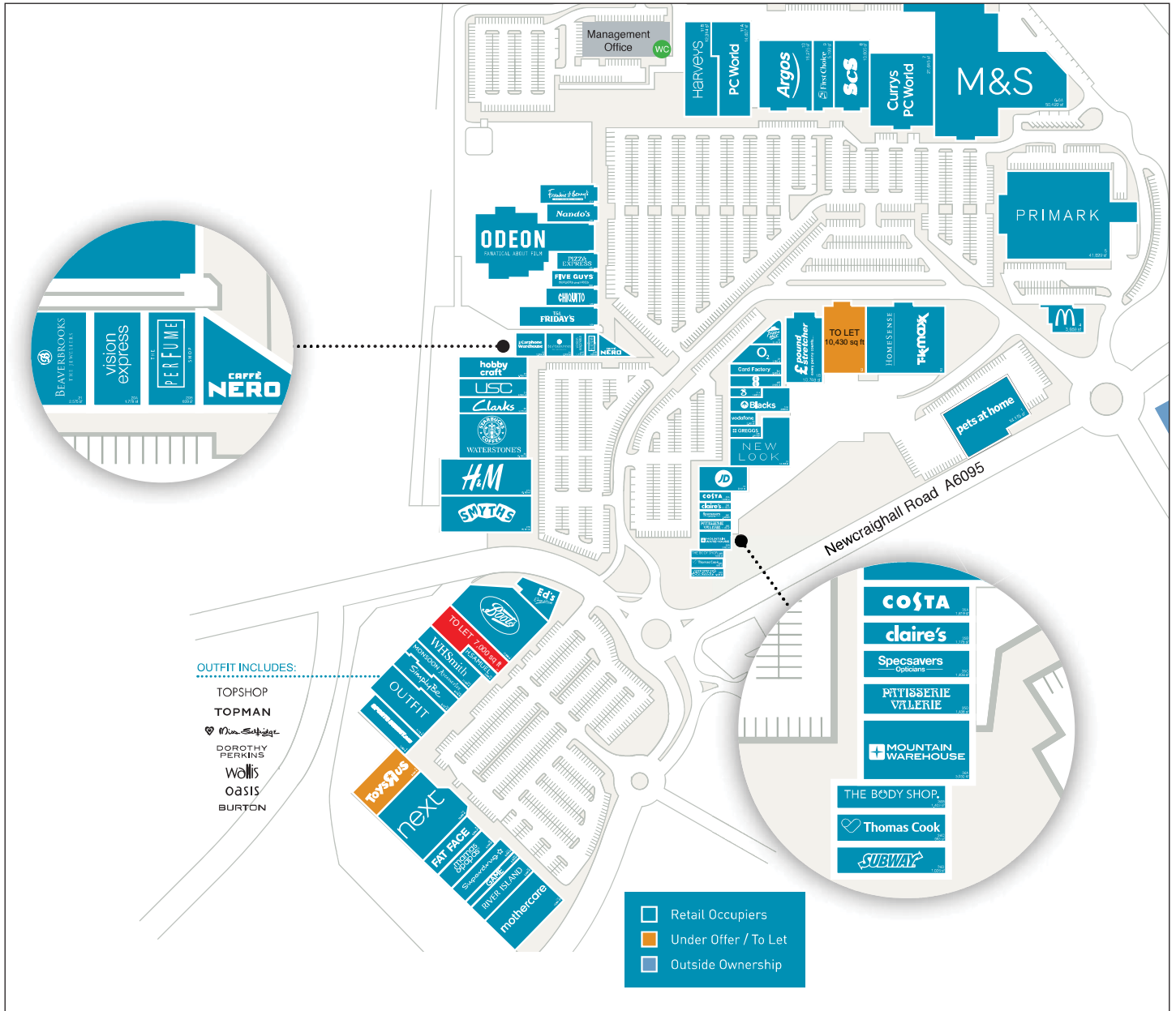
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IGW/JH/RW2068

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