



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Major Retail Unit

Unit F6 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**.

DESCRIPTION

The subjects comprise a retail warehouse unit planned over ground floor, extending to the following approximate area:

Ground Floor	8,576 sq ft	(796.73 sq m)
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The photo above is enhanced to show the frontage to be installed on the unit by the landlords. The Next frontage has already been installed as shown

LEASE

Available on a new FRI lease, on negotiable terms, or on a short term pop up basis.

RENTAL

On application.

PLANNING

Open Class 1 non-food consent.

RATING

We have been advised by the Rates Authority that the Rateable Value with effect from 1 April 2017 is £259,000 (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 **£127,428**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

DATE OF ENTRY

Immediate entry available.

LEGAL COSTS

Each party to be responsible for their own costs regarding this transaction.

FURTHER DETAILS

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

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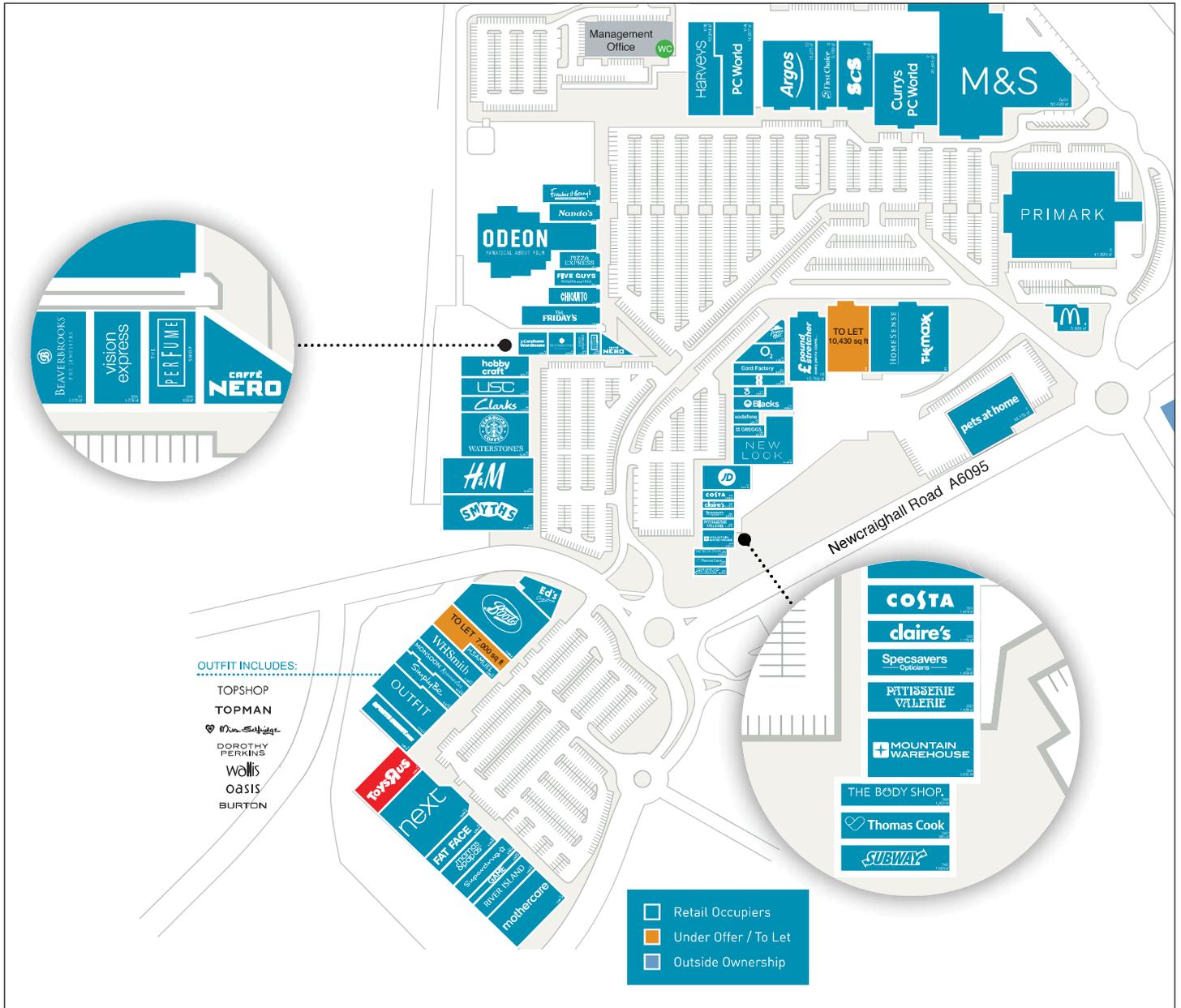
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Date of preparation - 7 March 2017

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