



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](http://www.fortkinnaird.com)

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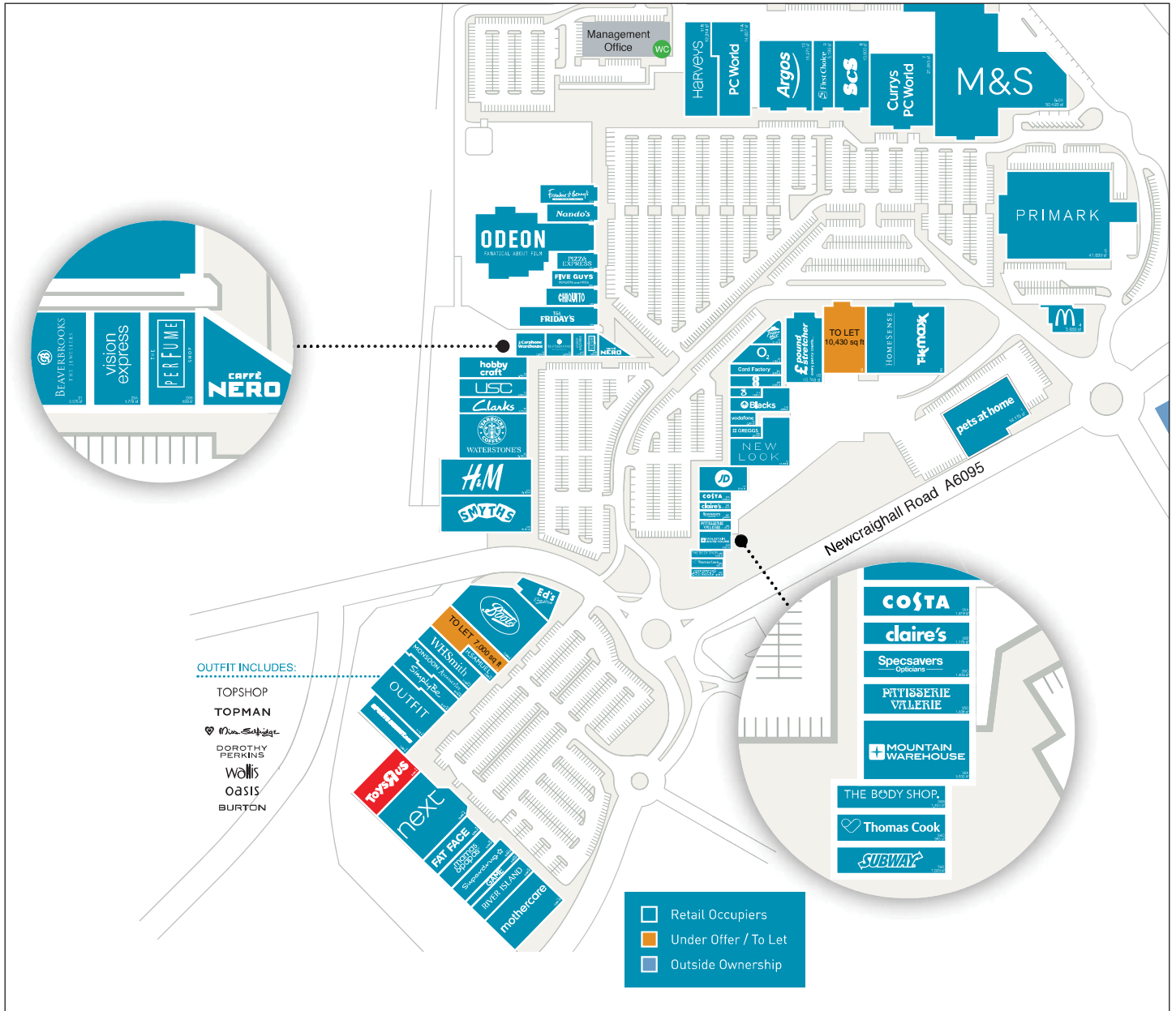
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IGW/JF/RW1535A

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