

TO LET

Prime Retail Unit

Unit 33 Cameron Toll
Edinburgh EH16 4TF



LOCATION

Cameron Toll is a successful shopping centre located to the south side of Edinburgh, approximately 1.5 miles from the city centre and benefits from a catchment of 250,000 people within a 10 minute drive.

Cameron Toll is anchored by a 125,000 sq ft Sainsburys Supermarket and provides free car parking for approximately 1,200 cars.

Other tenants within the scheme include **New Look, BHS, Boots** and **Peacocks**.

The subjects are located towards the south entrance of the scheme, with nearby retailers including **Optical Express, Holland & Barrett, Clarks** and **Bodycare**.

ACCOMMODATION

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

Internal Width	21 ft 1 ins	(6.43 m)
Widening to	23 ft 5 ins	(7.14 m)
Ground Floor	1,485 sq ft	(137.96 sq m)
First Floor Sales	863 sq ft	(80.17 sq m)
First Floor Ancillary	192 sq ft	(17.84 sq m)

LEASE

The subjects are available on the basis of a new 15 year full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers of **£73,000 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 **£49,400**. (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 **£23,712**.

SERVICE CHARGE

The estimated annual service charge for the current year is approximately £12,899.

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 ingoing 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:-

Kevin Hughes
0131 558 5142
khughes@eyco.co.uk

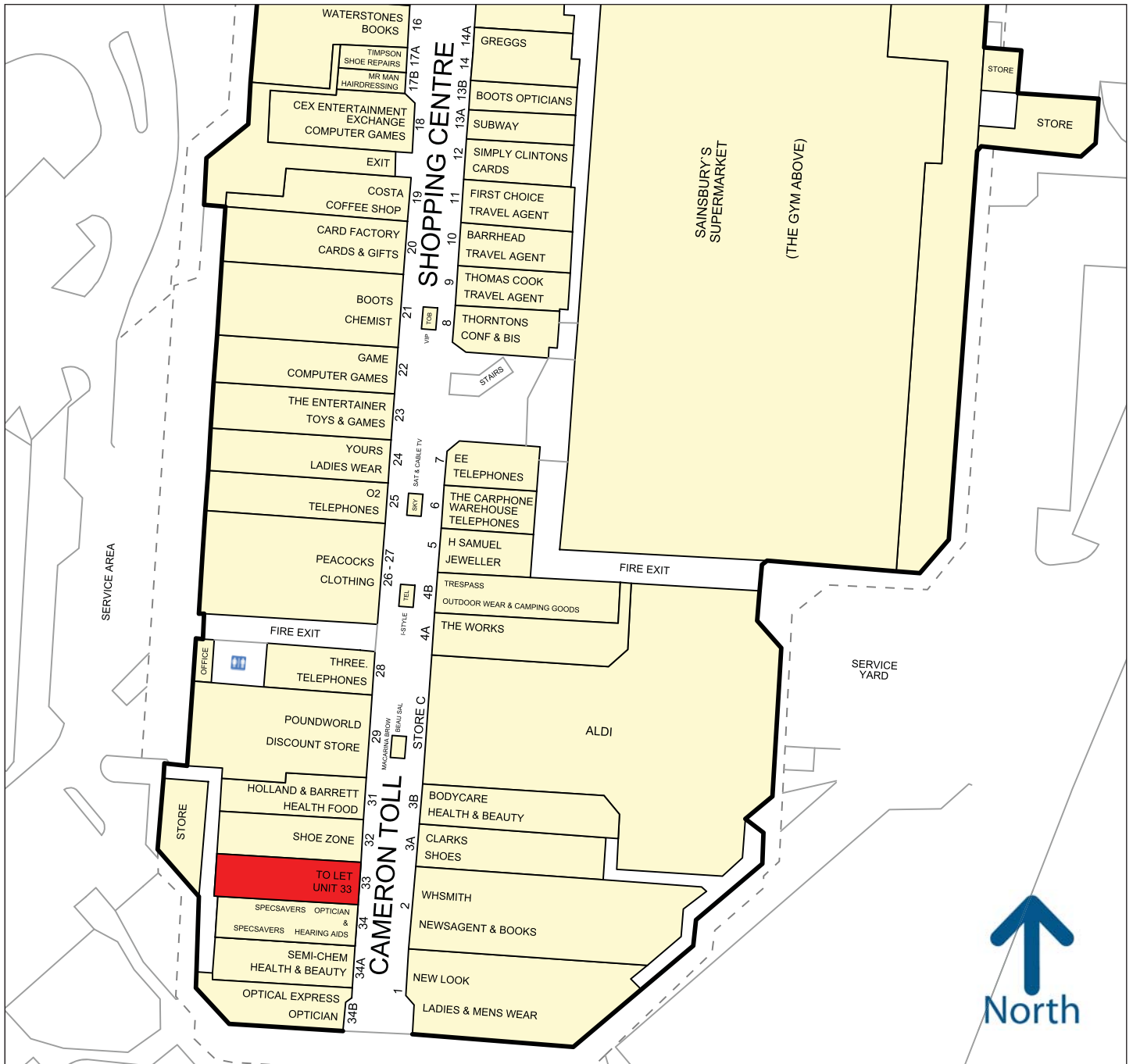
Anna Hansen
0131 558 5110
ahansen@eyco.co.uk



eric young & co

See our website for all available properties:

www.eyco.co.uk



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

KH/JH/ED1112

Date of preparation - 4 June 2018

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Agency ■ Rent Reviews ■ Asset Management ■ Rating ■ Investment ■ Development