

TO LET

Unit 22 Fort Kinnaird
Edinburgh EH15 3RD

- ▶ Well established retail destination
- ▶ 2,454 free car parking spaces
- ▶ Gross internal area of 2,584 sq ft
- ▶ Available as of October 2024



LOCATION

Fort Kinnaird is a well-established retail destination in Edinburgh, and one of the largest shopping parks in the UK.

Featuring over 70 high-street retailers, the park is anchored by **M&S**, **Next**, **Fatface**, **TK Maxx** and **Primark**.

The centre has a strong leisure offer, with a seven-screen **ODEON** cinema, and broad choice of restaurants, including **Five Guys**, **Pizza Express**, **Nando's**, **Frankie & Benny's** and **TGI Fridays**.

Fort Kinnaird is prominently located on the A1 – one of the main routes serving Edinburgh, a world-class cultural destination. The city centre is just over three miles (6km) north west of the park.

ACCOMMODATION

The unit extends to the following approximate gross internal floor areas:

GROUND FLOOR	2,584 SQ FT	240.1 SQ M
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PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used as a retail and other uses under this class consent. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

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

RENT

On application.

SERVICE CHARGE

For the financial year 2024/25 the service charge is **£13,460**.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£109,250**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 55.9p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£61,071**.

ENERGY PERFORMANCE CERTIFICATE

The EPC certificate is available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

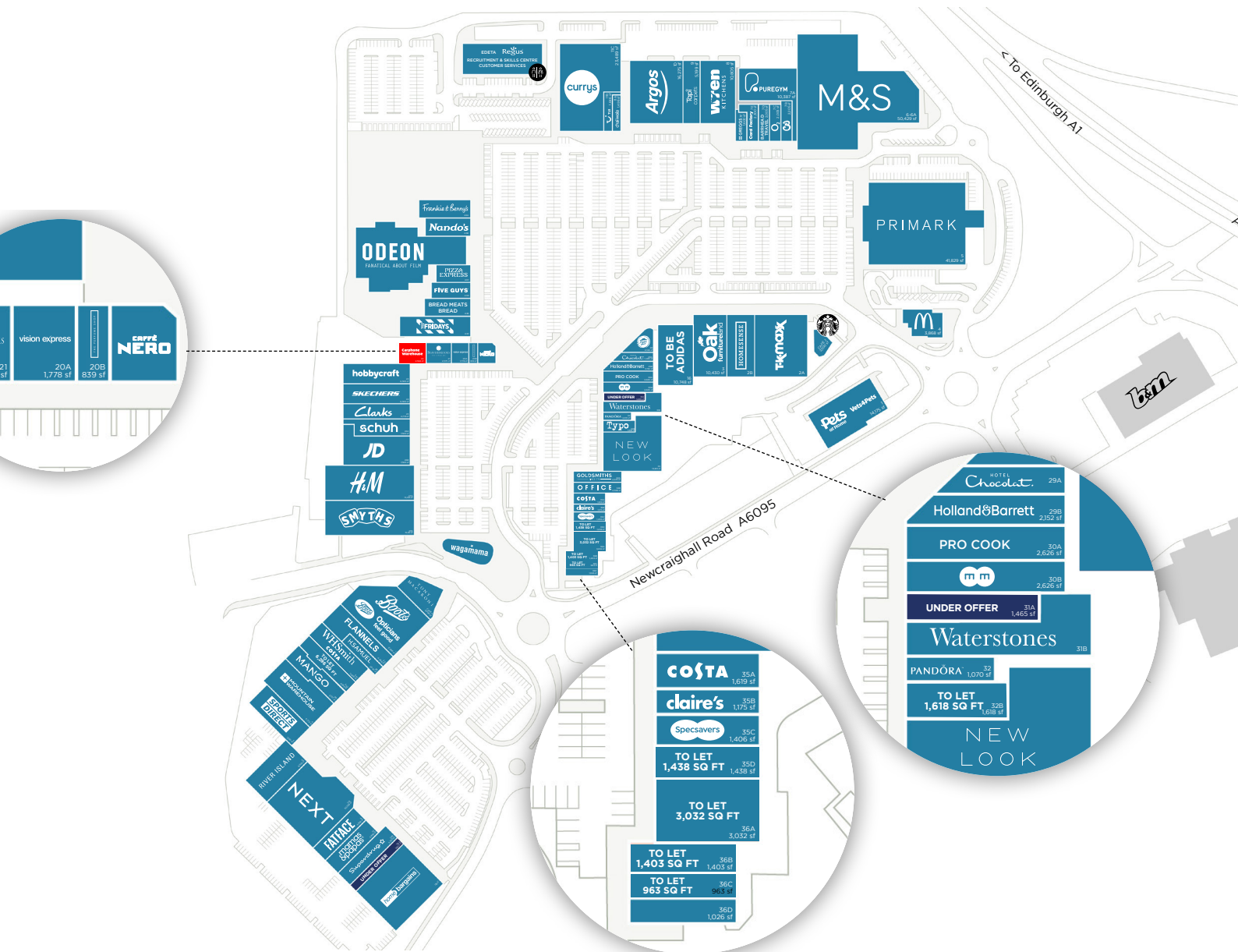
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or our joint agent Martin Gudaitis of Paradigm on 0141 212 3031.

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GET IN TOUCH



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