

EDINBURGH RETAIL

TO LET 15,000 SQ FT



HERMISTON GAIT RETAIL PARK
LEASE AVAILABLE



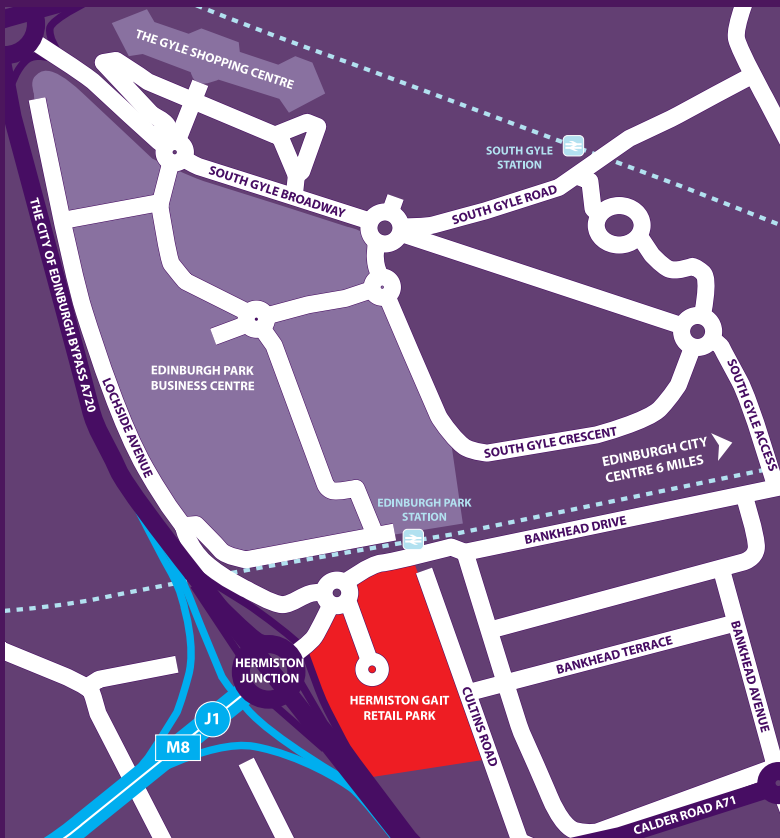
- PROMINENT POSITION WITHIN WELL ESTABLISHED RETAIL PARK
- OPEN CLASS 1 NON-FOOD RETAIL CONSENT

ANCHORED BY NEW TESCO FOODSTORE



& 100,000 SQ FT B&Q WAREHOUSE





Location

- 5 miles to the west of Edinburgh City Centre
- Strategic location adjacent to the Gyle Shopping Centre and Edinburgh Park
- Next to the recently completed Edinburgh Park Train Station
- At the main junction with the M8 motorway and Edinburgh City Bypass
- Providing excellent access to the main railway lines and Scottish motorway network
- Easily accessed from the whole of the larger Edinburgh catchment area

Description

Hermiston Gait Retail Park provides approximately 300,000 sq ft modern retail warehouse space.

Neighbouring retailers include:

- Tesco
- B&Q
- Currys
- Halfords
- Staples
- Carpetright
- Mothercare
- Harveys
- JJB Sports

Terms

The premises are held on a full repairing and insuring lease which expires on 15th October 2020. The next rent review is due on 16th October 2013.

Our clients wish to assign their existing lease, however, they will also consider offers on a sub-lease basis.

Rent

The rent is currently passing at £255,255 per annum exclusive of VAT.

Rateable Value

We are verbally advised by the Local Authority that the subjects are currently assessed for rates as follows:

Rateable Value £185,000
Rate Pounds 48.5p

PROPERTY MISDESCRIPTIONS

The information contained within these Particulars has been checked and is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity. Date of publication – November 2009.

Interested parties should contact the assessors office for further information.

Planning

The subjects benefit from an unrestricted open class 1 non-food retail consent.

Incentive

Our clients are prepared to offer a substantial incentive package, subject to status and negotiating suitable terms.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Enquiries

Viewing and further information can be obtained by contacting the joint letting agents.

Contact

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