TO LET

Unit 36B
Westside Centre
Edinburgh EH14 2SW



Retail Unit - To Let

Rent: On Application

First Floor: 8,578 sqft

Location
Westside Centre is a surburban shopping centre on the outskirts of Edinburgh with an annual footfall of approximately 2 million and a primary catchment of 960,000. The Centre comprises approximately 170,000 sq ft of accommodation, 350 car parking spaces and benefits from a strong mix of retail and leisure uses. Leisure operators include **Odeon** and **JD Gyms** and major retail tenants include **Lidl, Greggs, Home Bargain**s and **Iceland**. Nearby retailers include British Heart Foundation, Greggs and Plaza News.

Accommodation
The premises are arranged over the first floor level and comprise the following approximate net internal area:

First Floor: 8,578 sq ft / 796.9 sqm

Lease
The subjects are available by way of a new FRI lease.

Rent
On Application.

Rates
Rateable Value: £44,200
UBR (2024/25): £0.498
Rates Payable: £22,012 pa

Service Charge
The estimated service charge for this financial year is £65,941.

EPC
EPC Report available on request.

Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-MoneyLaunderingRegulations
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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