TO LET

Unit 11
Cameron Toll Shopping Centre
Edinburgh EH16 5PB



Retail Unit - To Let

Rent: £60,000 pa

Ground Floor: 1,180 sq ft
First Floor: 752 sq ft

Location
Cameron Toll is a successful shopping centre located on the south side of Edinburgh, approximately 1.5 miles from the city centre. The centre benefits from an immediate catchment of 250,000 people in a 10 minute drive time. Cameron Toll is anchored by a 125,000 sq ft Sainsburys and provides free car parking for approximately 1,000 cars. Nearby retailers include Aldi, EE, Boots, Holland & Barrett, British Heart Foundation and TG Jones.

Accommodation
The property comprises a retail unit over ground and first levels and extends to the following approximate net internal areas:

Ground Floor: 1,180 sq ft / 109.69 sqm
First Floor: 752 sq ft / 69.86 sqm

Rent
Offers of £60,000 pa exclusive of VAT are invited.

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

Entry
By arrangement. Target entry available post July 2026.

Rates
Rateable Value: £34,800
UBR (2025/26): £0.498
Rates Payable: £17,330 pa

Service Charge
The budget service charge for the current financial year is £12,457.

EPC
EPC on request.

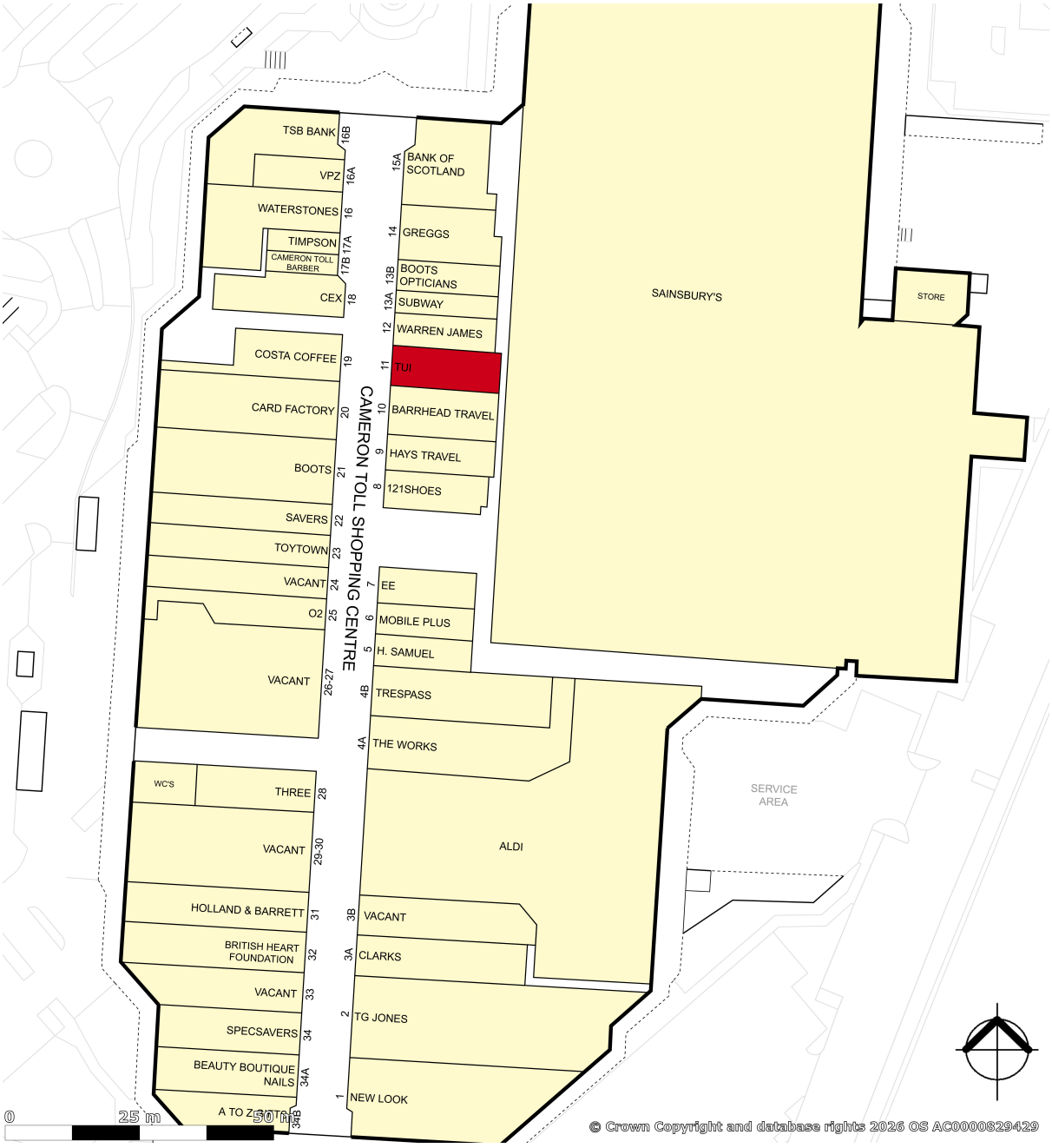
Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

ORINSEN

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Viewing strictly by appointment through ORINSEN

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