TO LET

Unit 22
Westside Centre
Edinburgh EH14 2SW



Retail Unit - To Let

Rent: On Application

Ground Floor: 784 sq ft

Location
Westside Centre is a suburban 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 Bargains** and **Iceland.** Nearby occupiers to the unit include Farmfoods, British Heart Foundation and Wester Hailes Pharmacy.

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

Ground Floor: 784 sq ft / 72.86 sqm

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

Rent
On application.

Rates
Rateable Value: £9,000

The premises qualify for 100% Business Rates Relief (no rates payable) under the Small Business Bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.

Service Charge
The estimated service charge for this financial year is £6,423.

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.

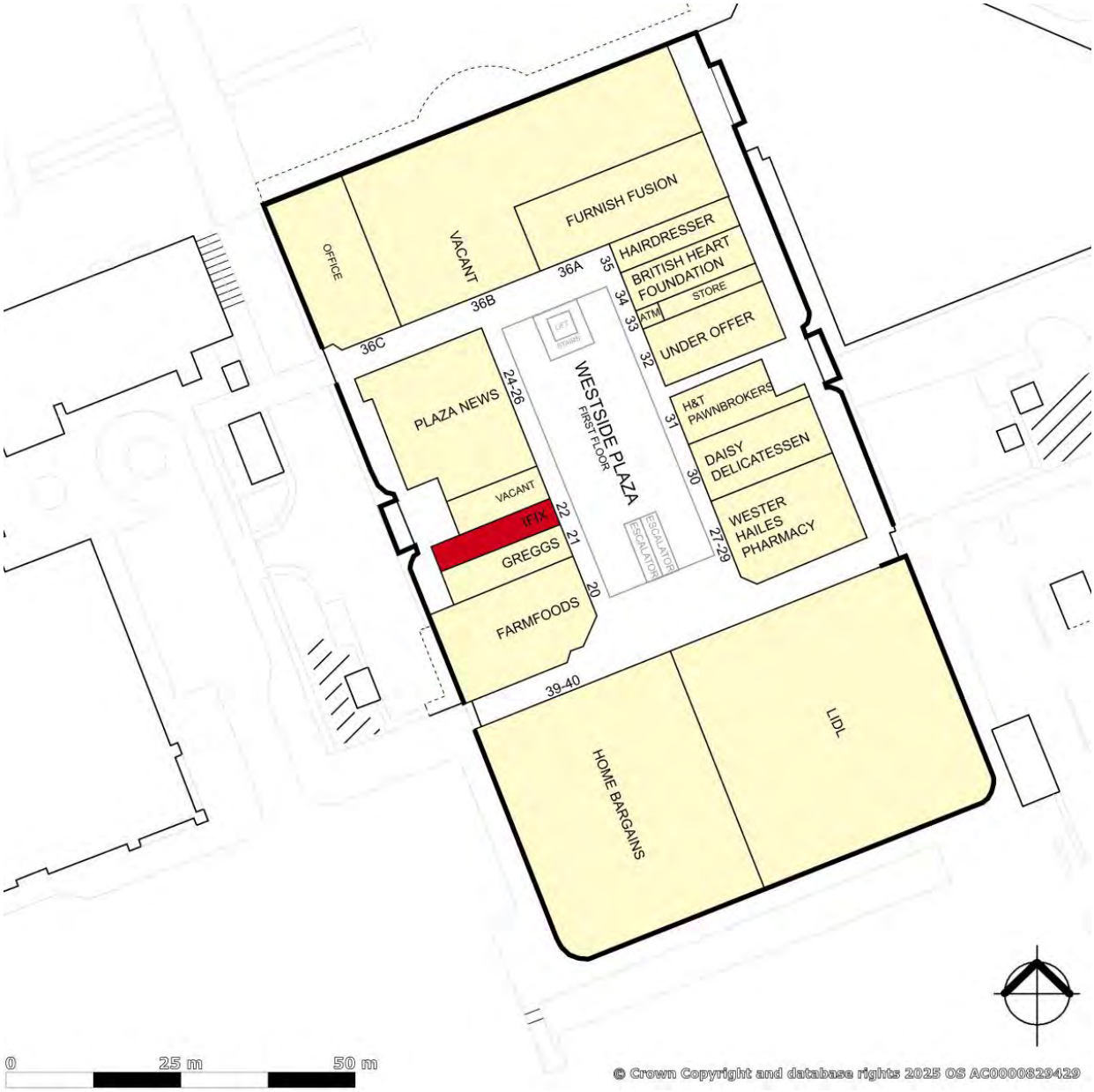
Anti-MoneyLaunderingRegulations
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

90A George Street, Edinburgh EH2 3DF
T: 0131 374 1111 info@**orinsen**.com **orinsen**.com

TO LET

Unit 22
Westside Centre
Edinburgh EH14 2SW



Viewing strictly by appointment through ORINSEN

Tom Forster
T. 0131 374 1111
M. 07919 920126
E. tforster@orinsen.com

Joe Stephenson
T. 0131 374 1111
M. 07580 519431
E. joe@orinsen.com

Important Notice
ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves inde-pendently as to the incidence of VAT in respect of any transaction. **Published: July 2025**