TO LET

Unit 3B
Cameron Toll Shopping Centre
Edinburgh EH16 5PB



Retail Unit - To Let
*Subject To Vacant Possession

Rent: On Application

Ground Floor: 2,513 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 premises are arranged over ground floor level, comprising the following approximate net internal area:

Ground Floor: 2,513 sq ft / 233.55 sqm

Rent
On application.

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

Rates
Rateable Value: £52,600
UBR (2026/27): £0.535
Rates Payable: £28,141 pa

Service Charge
The budget service charge for the current financial year is £21,657.

EPC
EPC on request.

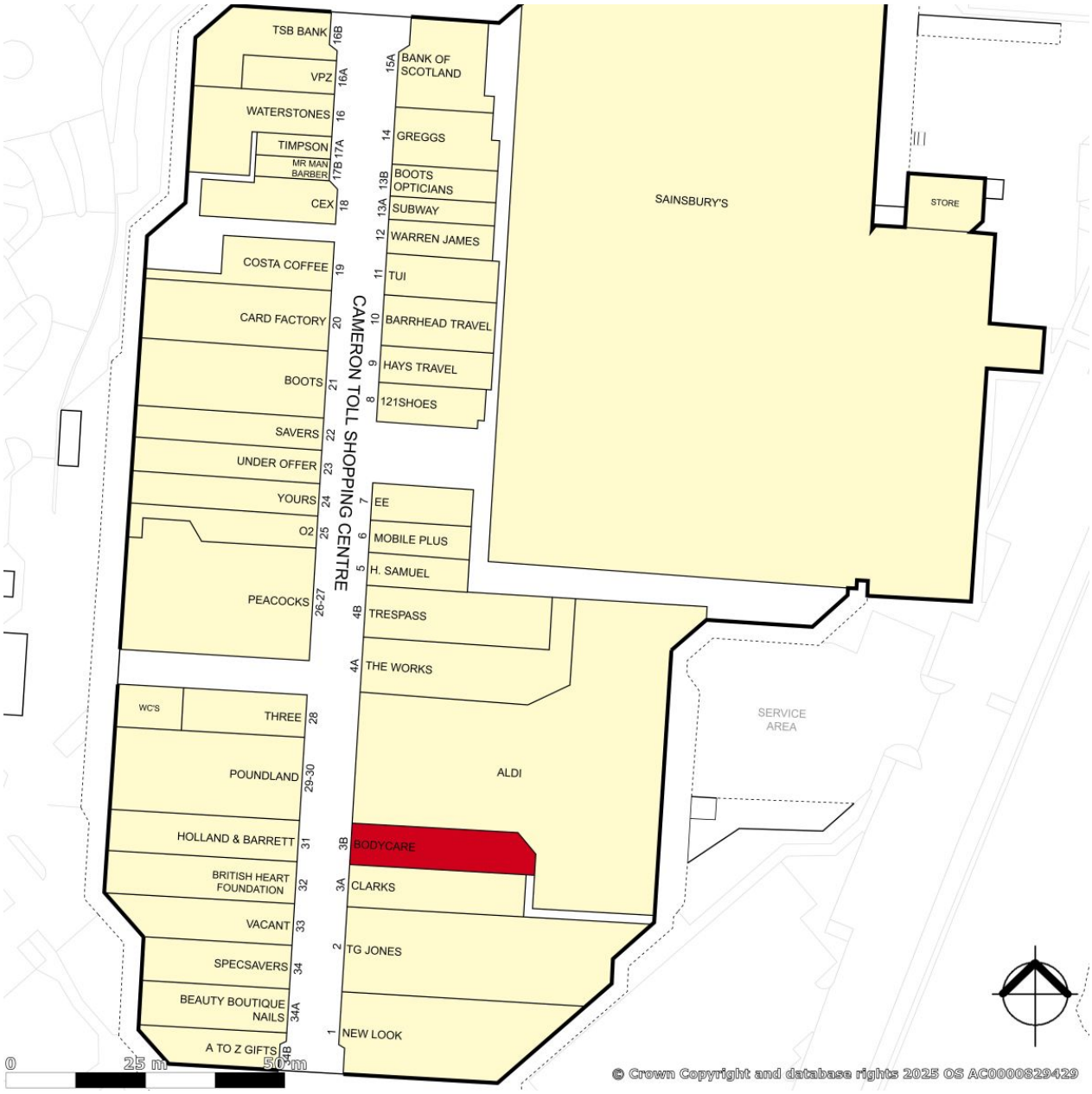
Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

ORINSEN

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

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Viewing strictly by appointment through ORINSEN

Andy Bain
T. 0131 374 1111
M. 07770 524 977
E. abain@orinsen.com

Anna Hansen
T. 0131 374 1111
M. 07717 411 668
E. ahansen@orinsen.com

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