TO LET

Unit 33 Cameron Toll
Shopping Centre
Edinburgh EH16 5PB



Retail Unit - To Let

Rent: Offers over £50,000 pa

Ground Floor: 1,724 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 1,200 cars. Other tenants include **New Look, Boots** and **Peacocks.** Nearby retailers include **Holland & Barrett, Poundland** and **WH Smith.**

Accommodation
The premises are arranged over ground floor level and extends to the following approximate net internal area:

Ground Floor: 1,724 sq ft / 160.22 sqm

Rent
Offers in excess of £50,000 pa are invited.

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

Rates
Rateable Value: £42,700
UBR (2024/25): £0.498
Rates Payable: £21,265 pa

Service Charge
The budget service charge for the current financial year is £17,218.

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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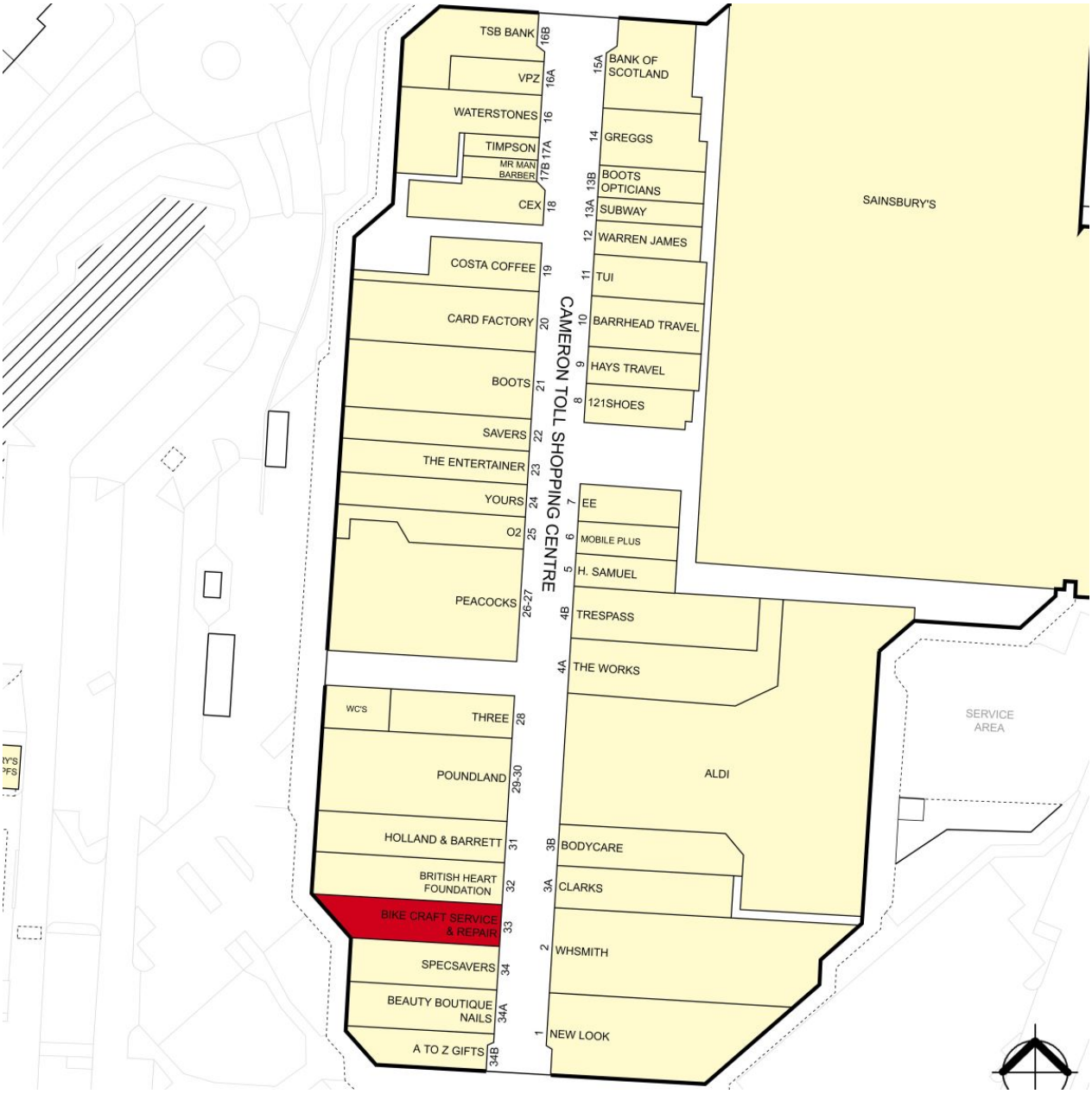

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