TO LET

Unit 29-30
Cameron Toll Shopping Centre
Edinburgh EH16 5PB



Fitted Retail Unit - To Let

Rent: On Application

Ground Floor: 4,222 sq ft

Location
Cameron Toll is a highly 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, C&J Clark, British Heart Foundation, New Look and TG Jones.

Accommodation
The premises are arranged over ground floor level, comprising the following approximate net internal area:

Ground Floor: 4,222 sq ft / 392.38 sqm
First Floor: 1,646 sq ft / 152.92 sqm

Rent
On application.

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

Rates
Rateable Value: £55,300
UBR (2025/26): £0.554
Rates Payable: £30,636 pa

Service Charge
The budget service charge for the current financial year is £48,244.

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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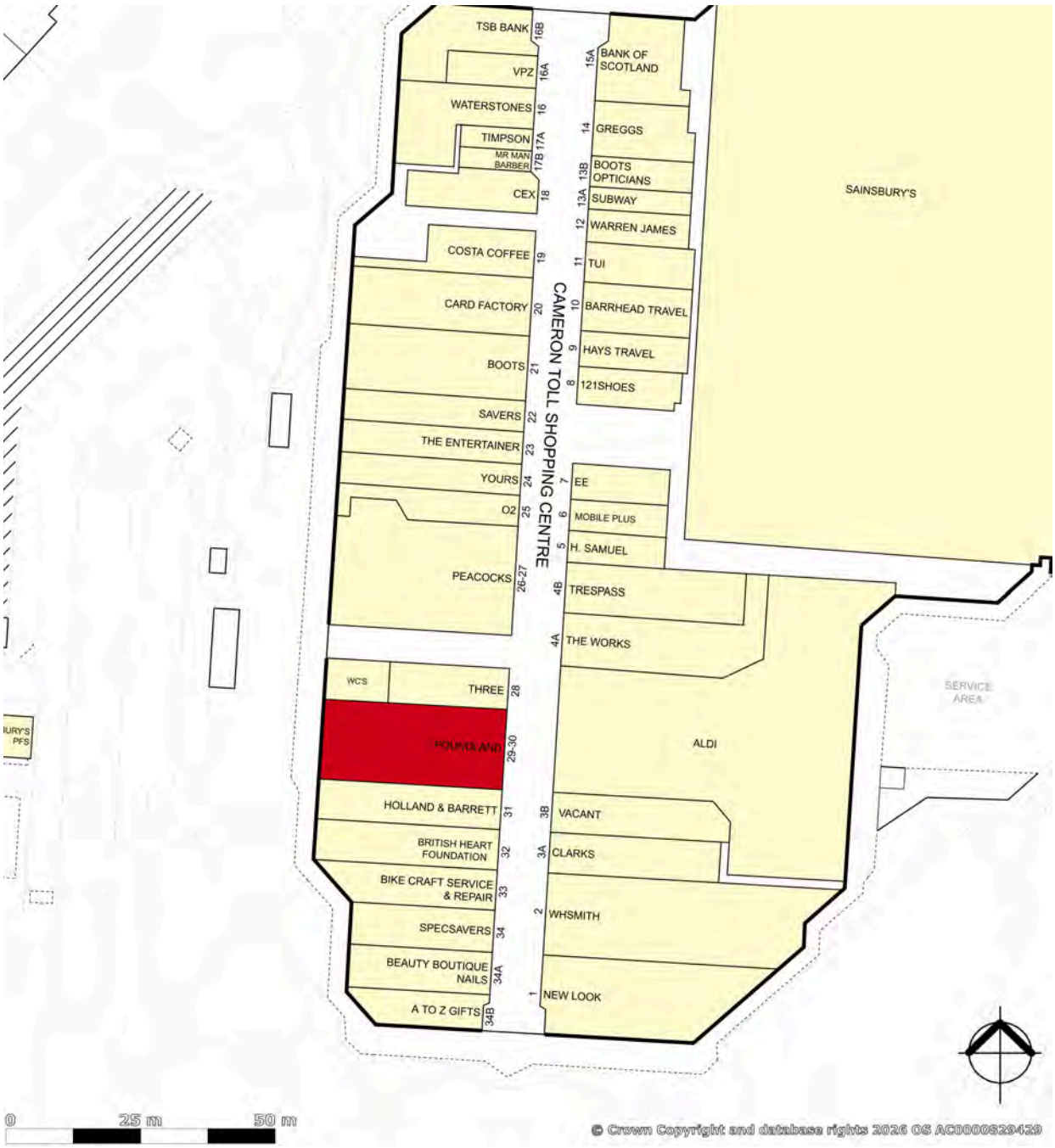

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