

Culverwell

PROPERTY CONSULTANTS

PRIVATE & CONFIDENTIAL - STAFF UNAWARE LEASE FOR SALE RETAIL PREMISES

UNIT F11A, FORT KINNAIRD RETAIL PARK, EDINBURGH, EH15 3HS

LOCATION

Fort Kinnaird Retail Park extends to approximately 580,000 sqft and is located 5 miles to the south east of Edinburgh City Centre directly beside the A1 carriageway. The park benefits from 2,300 car parking spaces and caters for a total catchment in excess of 1.1 million residents. Anchor tenants in the scheme include Marks & Spencer, Borders, New Look, Boots, Argos and H&M.

Fort Kinnaird is ranked within the top 10 retail parks in the UK and attracts approximately 12 million visitors a year.

The unit occupies a prominent location at the east side of the park with nearby occupiers including **Game, Next, HMV, Burtons, Monsoon and River Island.**

DESCRIPTION

The subjects comprise a multiple windowed retail warehouse unit arranged over ground and first floor mezzanine levels.

ACCOMMODATION

The main dimensions and gross internal areas are as follows:

Gross Frontage	40 ft 11 ins	12.47 m
Net Frontage	37 ft 1 ins	11.30m
Ground Floor	5,541 sqft	514.83 sqm
Mezzanine	690 sqft	64.10 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £233,000

Commercial Rate Poundage £0.485
(exclusive of water and sewerage rates)

RENT

The passing rent is £278,500 per annum exclusive.



LEASE TERMS

The premises are held on a full repairing and insuring lease expiring on 3 May 2020, subject to 5 yearly rent reviews with the next review due 3 May 2010.

TERMS

Offers are invited for the benefit of our client's leasehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey & Callum Mortimer
Tel: 0131 226 6611
Email: james@culverwell.co.uk
callum@culverwell.co.uk

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Misrepresentation Act 1967: See Important Note Overleaf



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February 2009

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