

Under Offer



## Location

Located just west of Edinburgh City Centre in the Fountain Park leisure scheme, which hosts a number of national leisure operators and is anchored by a 13 screen Cineworld cinema and Genting Casino.

Fountain Park is a popular leisure destination hosting a number of national restaurant and leisure brands including Tenpin bowling, Genting Casino, Nuffield Health, Chiquito's, Nando's, Five Guys and Frankie and Benny's.

The immediate area has benefited from significant investment over the past 12 months with a new 778 bedroom student halls and 228 bedroom Hilton Hotel opening.

## HIGHLIGHTS

- + Established leisure destination in Edinburgh
- + Adjacent to Nando's, Cineworld, Genting Casino and Tenpin bowling
- + Accommodation at ground floor level with external terrace seating
- + GIA approx. - 465 sq m (5,005 sq ft)

## Description

The unit is situated on the ground floor level of the leisure scheme with an external seating terrace to the front elevation.

## Accommodation

The premises will be configured to provide accommodation at ground floor only. Internally the property is currently in shell condition with capped services.

## Approximate Floor Areas

We have not physically measured the property but have been provided with floor areas which have revealed that the premises have the following approximate gross internal area.

<b>Ground Floor</b>	465 sq m (5,005 sq ft)
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## 17. PROPOSED COAST TO COAST, EDINBURGH

Unit C4, Fountain Park Entertainment Centre EH11 1AF

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## Tenure

Held for a term of 25 years with effect from 3 April 2017 expiring on 2 April 2042 at a current rent of £125,125 per annum subject to an upwards only rent review on 3 April 2022 and five yearly thereafter. The lease benefits from a tenants break option on 3 April 2032 upon at least 6 months written notice. The most recent annual service charge was £41,828.

## Rateable Value

The property is yet to be assessed for rating purposes.

## EPC

F-75

## Viewings

The unit is currently closed so all viewings must be arranged by prior appointment via the sole selling agents Savills.

## Photography

Please note this unit is currently closed. All images included within this brochure are for indicative and illustrative purposes only.

## Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before opening.

## VAT

All figures quoted are exclusive of VAT.

## Contacts

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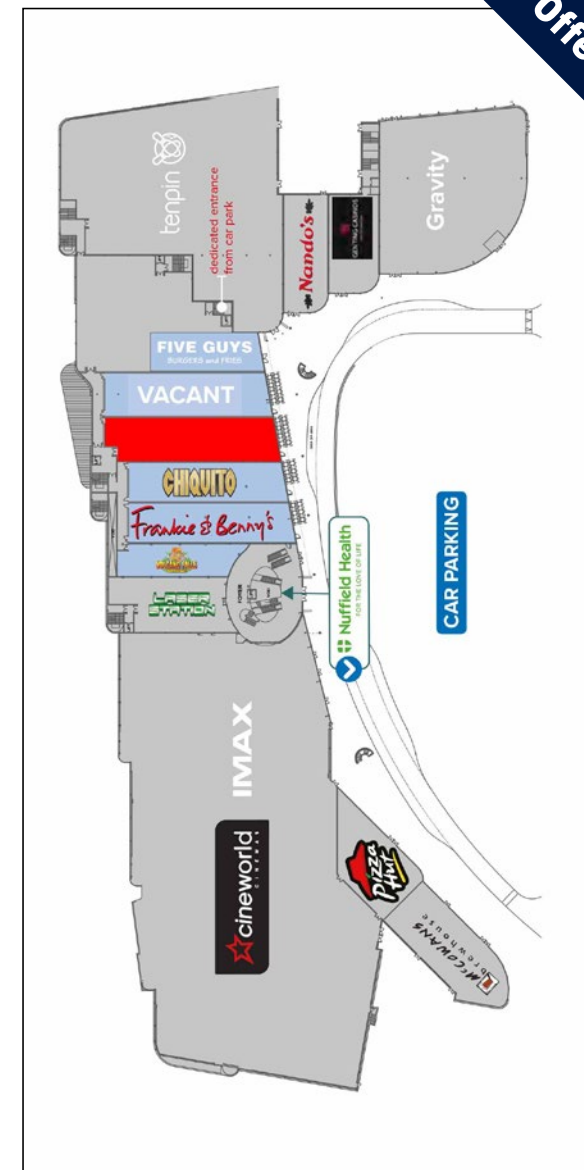
Alternatively you can contact our joint agent

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