

Retail Unit - To Let - 10,000 sq ft

Unit 1A, Straiton Retail Park, Loanhead, Midlothian, EH20 9PW

Subject to Vacant Possession



Wright
Buchanan
PROPERTY
CONSULTANTS

savills



KEY POINTS:

- Straiton Retail Park is immediately accessible from the A720 City of Edinburgh bypass.
- Arguably one of Scotland's strongest retail parks, offering a mixture of fashion, homeware, food and lifestyle brands.
- Located within 750,000 sq ft major retail destination including **Ikea, Sainsbury's, Asda** and **Costco**.
- Catchment of approx 749,000 people, with circa 577,644 within a 20 minute drive time.
- 1,073 car parking spaces.
- Annual footfall of c. 6m people.
- Other occupiers located on this terrace include **M&S Foodhall, Nike, Natuzzi, SCS, Halfords, Matalan, Sports Direct** and **Next**.

ACCOMMODATION:

The property is arranged over ground floor only and extends to the following approximate floor area:

Ground Floor: 10,000 sq ft 929 sq m

RENT:

Details on request.

TERMS:

The property is available on a new full repairing and insuring lease on a term to be agreed, subject to vacant possession.

BUSINESS RATES:

Rateable Value: £169,000
UBR 2024/25: £0.559
Rates Payable: £94,471 per annum

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the 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.

EPC:

Rated C - Full Energy Performance Certificate available upon request.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills or our joint agent, Wright Buchanan:

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