

# TO LET

PROMINENT ROAD SIDE RETAIL UNIT  
340 SQ.M (3,360 SQ FT)

ARRAN HOUSE  
SPRINGSIDE  
WEST APPROACH ROAD  
EDINBURGH



## LOCATION

The property is prominently situated within the Fountainbridge area of Edinburgh and benefits from frontage directly on to the West Approach Road. This is one of Edinburgh's busiest arterial routes linking the city centre with the western side of the city.

The property is located adjacent to the Springside residential development and the neighbouring Fountainpark leisure complex, with occupiers including Cineworld, Nandos, Virgin Active and Pizza Hut. The property is also in close proximity to recent and proposed developments around the Edinburgh Financial Services District and Edinburgh Quay areas of the city including offices and proposals for student, hotel and commercial developments.

The subjects form part of a new build student scheme comprising of 302 bedrooms to be opened in September 2015.

The property is ideally located for access to the city centre, west of the city and the motorway network beyond. It is well served by public transport services along the West Approach Road and Dundee Street arterial routes.

## DESCRIPTION

The property is currently under construction, however, it will comprise a modern purpose built retail unit with direct frontage onto the West Approach Road. The unit will benefit from a partly glazed frontage and two access doors to the front of the property.

## ACCOMMODATION

We understand the property will extend to a net internal area of 340 Sq M (3,360 Sq Ft).

## LEASE TERMS

New full repairing and insuring leases are available. Additional information and full terms may be obtained via the sole letting agents.

## PLANNING

The property has Class 1 (retail), Class 2 (financial) and Class 3 (restaurant) uses.

## RATING

The rateable value for the newly created retail unit shall be assessed on occupation.

## ENERGY PERFORMANCE CERTIFICATE

The property will be assessed upon practical completion.

## 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 Stamp Duty Land Tax (SDLT), registration dues and any VAT payable thereon.

## VIEWING

For further information or to arrange a viewing, please contact the sole letting agents:

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