



RETAIL UNIT TO LET

Unit: RU 28



Location

OT is a prominent waterfront retail and leisure destination in Leith, approximately two miles north of Edinburgh city centre. The scheme benefits from excellent visibility and connectivity, with a dedicated tram stop directly outside providing frequent links to the city centre and Edinburgh Airport.

Description

Extending to c.270,000 sq ft, OT provides over 700 car parking spaces with EV charging and a strong mix of retail and leisure occupiers. Anchors include Vue Entertainment, Gutterball Family Entertainment Centre, Club 3000 Bingo, PureGym and The Royal Yacht Britannia, supported by F&B operators including Nando's, Frankie & Benny's, Starbucks and Greggs.

The retail offer comprises national brands such as H&M, Boots, Holland & Barrett, WED2B, Tesco, Build-A-Bear and Trespass, alongside independents, creating a well-balanced, family-friendly destination with broad appeal.

Accommodation

The property comprises a prominent ground floor retail/leisure unit with dual frontage to the external environment, offered in shell condition and providing a versatile, open-plan layout suitable for a wide range of retail, leisure or service-led uses, subject to the necessary consents. The accommodation extends to the following approximate net internal area: **2,075 sq ft (193 sq m) NIA.**

Lease

The subjects are available on a new Full Repairing and Insuring lease.

Occupational Costs

Rent, Service Charge and Insurance information available upon request.

Rent: Available upon request

Service Charge: £23,627 p.a.

Insurance: £1,458 p.a.

Rates

Rateable Value: To be assessed

VAT

All figures quoted are excluding VAT.

EPC

Available upon request.

Legal

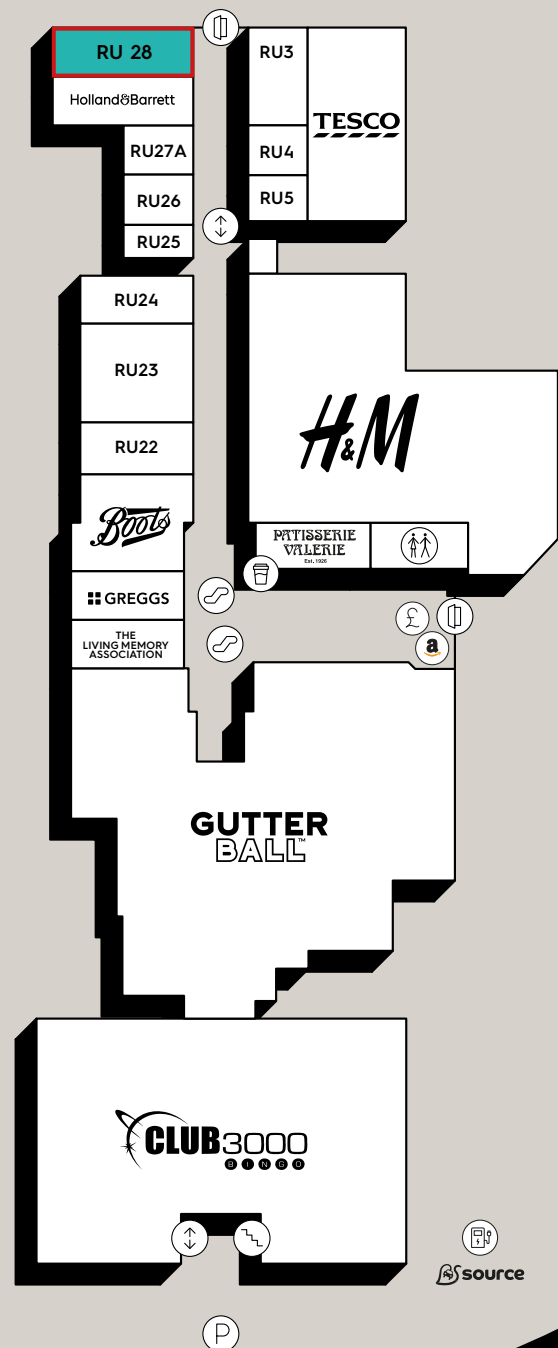
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti Money Laundering

To comply with Anti Money Laundering Regulations, we are legally required to undertake due diligence on prospective tenants which as a minimum will include proof of identity/ address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.



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