



RETAIL UNIT TO LET

Unit: RU 3



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 Trespas, alongside independents, creating a well-balanced, family-friendly destination with broad appeal.

Accommodation

The property comprises a prominent ground floor retail unit with dual frontage to both the external walkway and internal shopping mall, benefiting from excellent visibility and customer footfall. The unit is offered in shell condition and extends to the following approximate net internal area: **1,615 sq ft (150 sq m) NIA.**

Lease

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

Occupational Costs

Rent: Available upon request

Service Charge: £18,389 p.a.

Insurance: £1,135 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

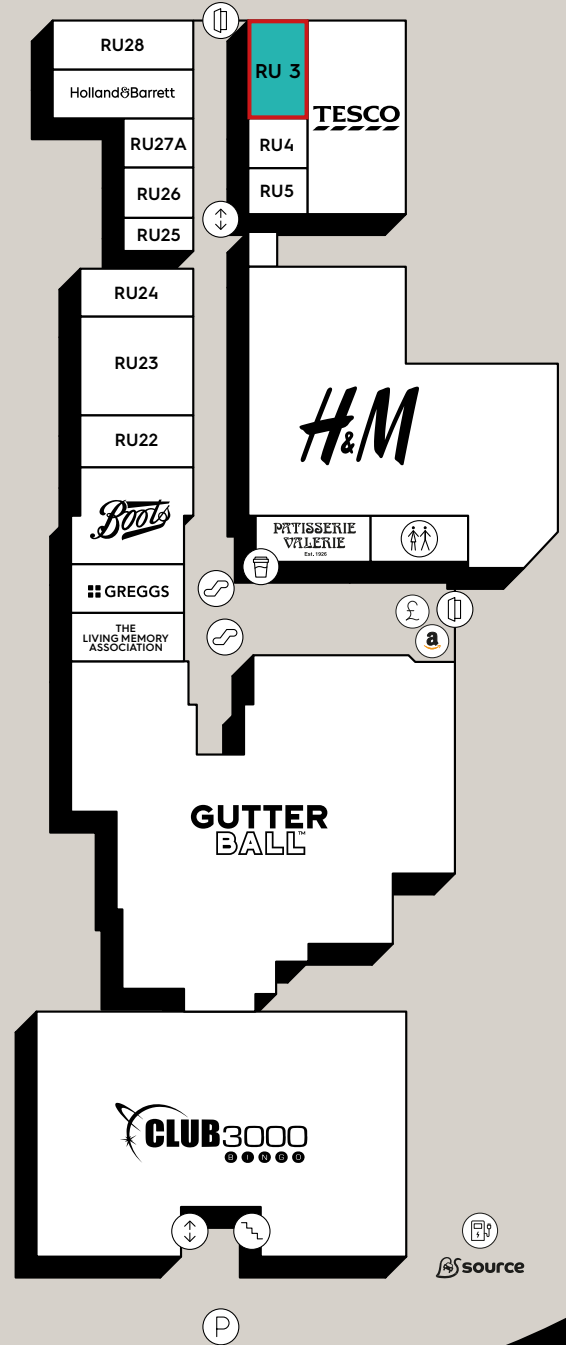
To comply with Anti Money Laundering Regulations, we are legally required to undertake due diligence on prospective tenants which as a minimum will include proof of identity/ address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.



Return Frontage



Internal Image



Join our thriving waterfront community



oceanterminal.com

Syme
PROPERTY CONSULTANCY

Donald M Syme

Tel: 07917 834 917

Email: donald@symeproperty.co.uk

Web: www.symeproperty.co.uk

Important Notice: Syme Property Consultancy, their clients and any joint agent give notice that; 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs, CGI images (which are for illustrative purposes only) and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Syme Property Consultancy have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. June 2026 **Produced by Fifth House.**

OT