

# TO LET

Retail Premises

\*\*\* ON THE INSTRUCTIONS OF ASDA \*\*\*

100 The Jewel  
Brunstane  
Edinburgh  
EH15 3AR

[www.asda.live.jll.com](http://www.asda.live.jll.com)



## LOCATION

Asda, The Jewel, is located to the south east of Edinburgh City Centre, just off the Jewel roundabout, on the A1. The store occupies an extremely visible and high profile location.

The store extends to approximately 135,000 sq ft and has circa 800 car parking spaces. The store has been extensively refurbished over the last couple of years and presents exceptionally well.

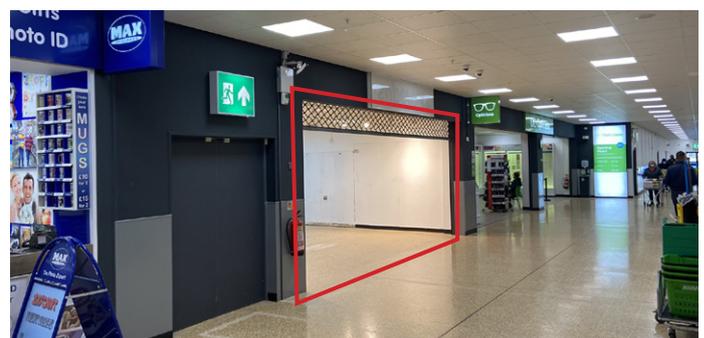
In the immediate vicinity of the store, other significant occupiers include Carpetright, DFS, The Range and Costa Coffee. Also located a short distance away is Fort Kinnaird Retail Park, the second largest shopping park in the UK.

## DESCRIPTION

The premises comprise an in-store concession unit situated in an extremely busy part of the store, behind the tills, and positioned between Max Spielmann and Asda Opticians. Other occupiers within the Asda store include Subway, Timpson, Post Office, Asda Kitchen, Asda Pharmacy and Sushi Daily.

The premises provide the following approximate accommodation:

Internal Width	6.97m	22'10"
Floor Area	102.9 sq m	1,108 sq ft



**Syme**  
PROPERTY CONSULTANCY  
0141 285 7945  
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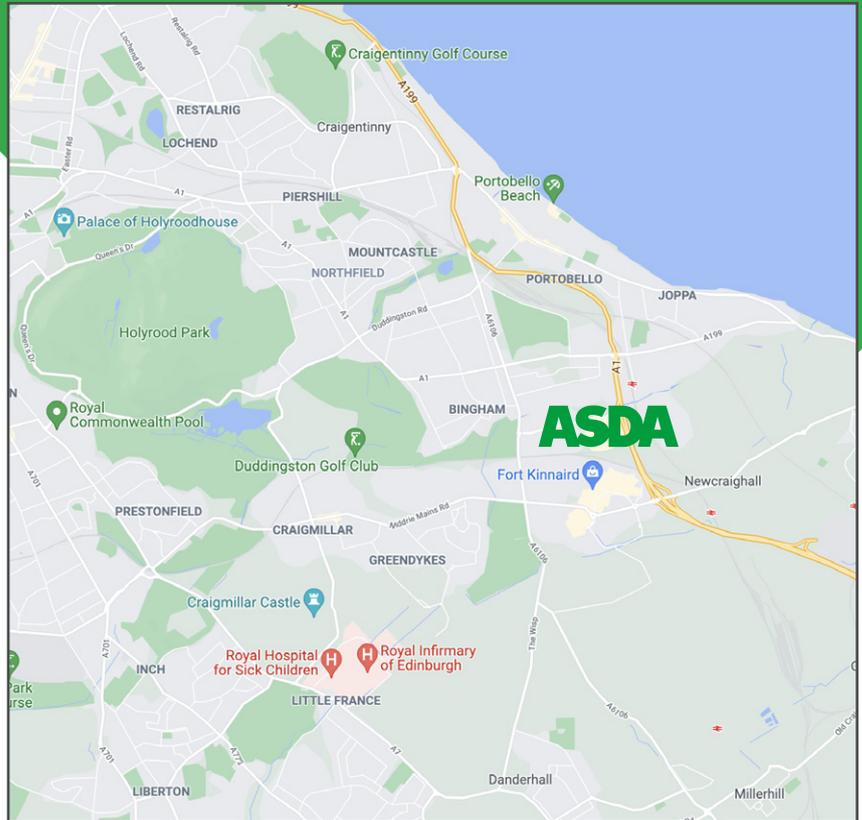
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## RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value: £45,400

Uniform Business Rate (2022/23): £0.498



## VAT

All prices are quoted exclusive of VAT.

## EPC

Available on request.

## TENURE

Concession Licence Agreement - terms available on application.

## LICENCE FEE

The guide rent is £27,500 per annum. The tenant will also be liable for a contribution towards service charge and utilities. Further details on application.

## LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

**Donald M Syme**  
Syme Property Consultancy  
T: 0141 285 7943  
E: [donald@symeproperty.co.uk](mailto:donald@symeproperty.co.uk)

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Details of opportunities available in other Asda stores can be found at: [www.symeproperty.co.uk](http://www.symeproperty.co.uk) or [www.lambertinnes.co.uk](http://www.lambertinnes.co.uk)