H.SAMUEL



Phase 1 Unit 28, The Centre, Livingston, EH54 6HR

- Ground Floor and First floor retail unit
- Close proximity to ASDA
- Other nearby retailers include Greggs, Iceland, TUI, Primark and Poundland

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,191	110.6
First Floor	389	36.1
TOTAL	1580	146.7

Description

The Centre Livingston offers 7,200 car parking spaces. With key fashion anchors including Flannels, River Island, Primark, JD, M&S, H&M and Schuh, The Centre is the natural choice for the fashion-conscious shopper. This offer is bolstered by other popular retailers such as Boots, Superdrug and F&B outlets including Five Guys, Wagamama, Nando's, Subway and Greggs. It benefits from circa 1,166,666 visitors a month.

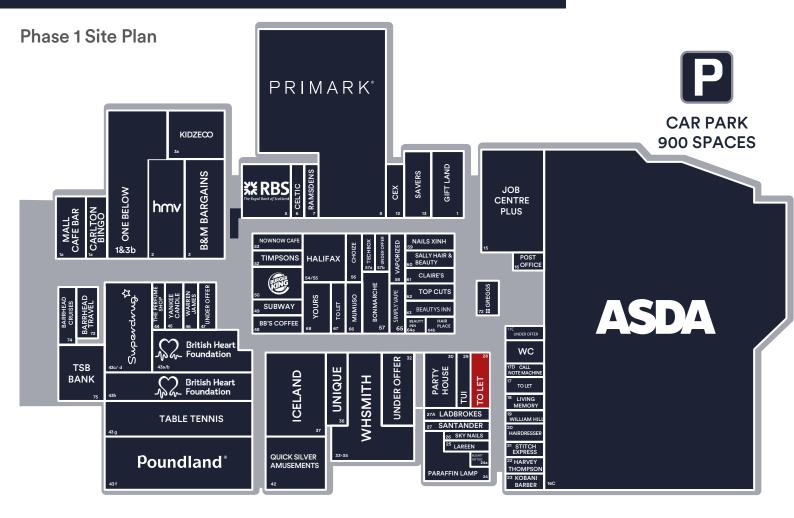
Location

Approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston has key transport links to both cities by way of a central bus terminal, two train stations and connections to Scotland's central road network.





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Rent

£35,000 per annum

Rates

Rates Payable £15,886. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

Electricity, water and drainage are connected to the property.

Service Charge & Insurance

This unit participates in a service charge £14,224 plus VAT per annum. Insurance £900 plus VAT per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing Strictly via prior appointment with the appointed agents:



Stuart Moncur 07887 795506 Stuart.moncur@savills.com

Charlie Hall 07807 999693 Charlie.hall@savills.com



Alastair Rowe 07747 747280 arowe@eyco.co.uk

Alexandra Campbell 07425 335353 acampbell@eyco.co.uk

Ruari Hobkirk 07507 689 448 rhobkirk@eyco.co.uk

Owned and Managed by



Rakesh Joshi 07741 385322 RJoshi@lcpproperties.co.uk

Simon Eatough 07771 764148 SEatough@lcpproperties.co.uk

ISSEPTECENTATION ACT 1907 London & Combridge Properties. Limited (Company) Number (2009/5000) the registered office of which is at LOP House, Pensent Estate. Kingswinford, West Millands DYG 7MA its subsidiaries (as defined in section 156 of the Companies Act 1000/5000) associated and companies and employees ("we") give notice that Millands or a personal section of the companies Act 1000/5000 associated will content and on the companies of the companies and content and of the date or compate. We except to liability for any loss of content in the companies and companies and companies and companies of the companies and companie