

TO LET

Ground Floor

3,822 sq.ft (355 sq.m)

15.7m
footfall



EXTERNAL ACCESS AVAILABLE

Phase 3 Unit 310, The Centre, Livingston, EH54 6HR

- External Visibility with the ability to trade outside normal centre hours
- Suitable for Retail, Leisure or Food and Beverage use
- Key anchor tenants including Marks & Spencer, Primark, ASDA and Nando's

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,979	276.8
First Floor	843	78.3
TOTAL	3,822	355.1

Description

The subjects comprise a retail unit arranged over ground and first floors, with mezzanine floor and lift shaft space.

The Centre extends to over 1 million sq ft of prime retail space with key anchor tenants including Marks & Spencer, Primark and Asda. In turn The Centre attracts in excess of 1,250,000 visitors a month. Together with the above, this part of the mall attracts high levels of footfall with nearby occupiers including Waterstones, River Island, New Look and H&M. It benefits from circa 1,225,000 visitors a month.

Location

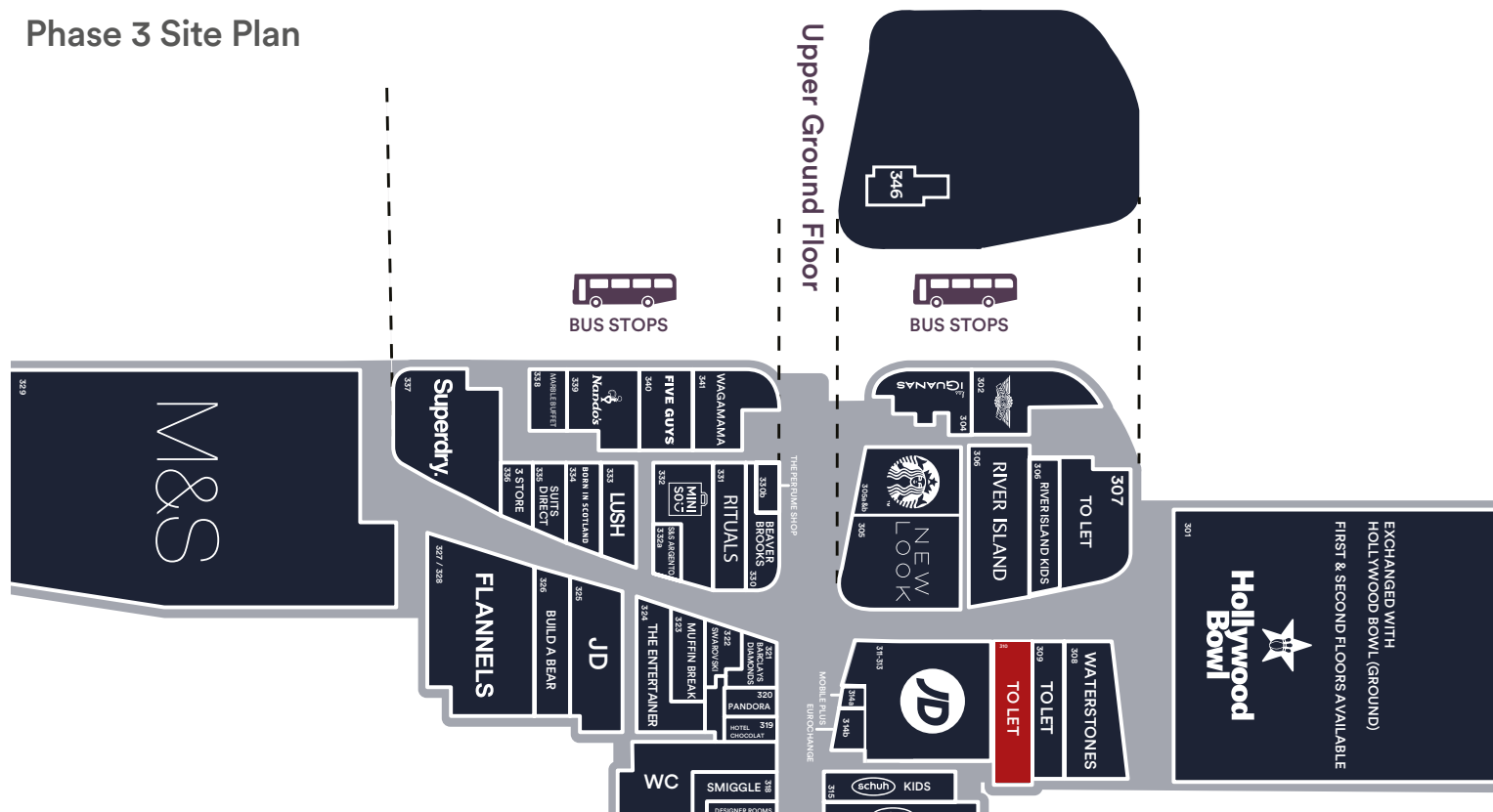
Approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston has key transport links to both cities by way of a central bus terminal, two train stations and connections to Scotland's central road network.



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Phase 3 Site Plan



Rent
£50,000 per annum

Rates

Rates Payable £20,219. 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 £33,878 per annum. Insurance £2,790 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance
Rating: D. 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:



savills.co.uk/retail

0131 247 3800

Stuart Moncur 07887 795506
Stuart.moncur@savills.com

Charlie Hall 07807 999693
Charlie.hall@savills.com

Michelle McLaughlin 07977 851507
Michelle.mclaughlin@savills.com

Owned and Managed by



01384 400123

lcpgroup.co.uk



Simon Eatough 07771 764148
SEatough@lcpproperties.co.uk