

15.4m
footfall

TO LET

Ground and First Floor

2,719 sq.ft (252.6 sq.m)



Phase 3 Unit 334, The Centre, Livingston, EH54 6HR

- Ground and first floor retail premises
- Suitable for Retail, Leisure or Food and Beverage use
- Other nearby retailers include Flannels, Direct Suits, Lush and H&M

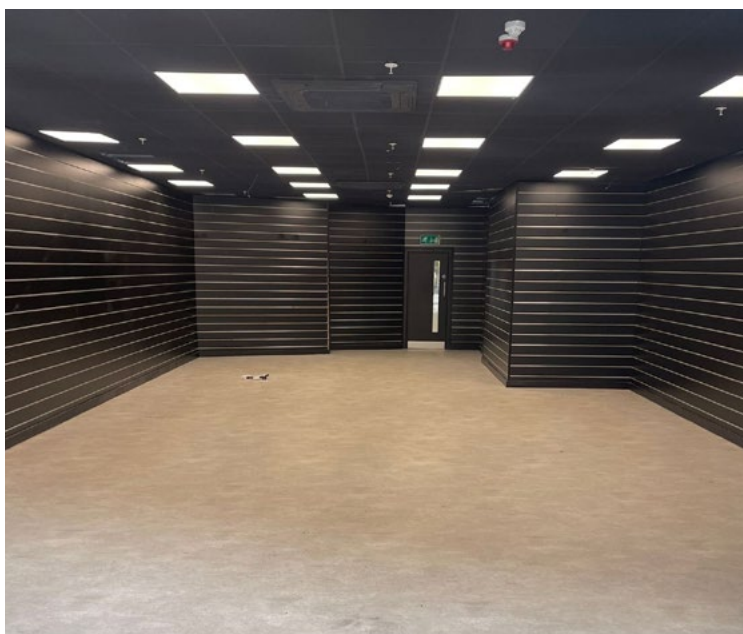
Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,491	138.5
First Floor	1,228	114.1
TOTAL	2,719	252.6

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 1,225,000 visitors a month.

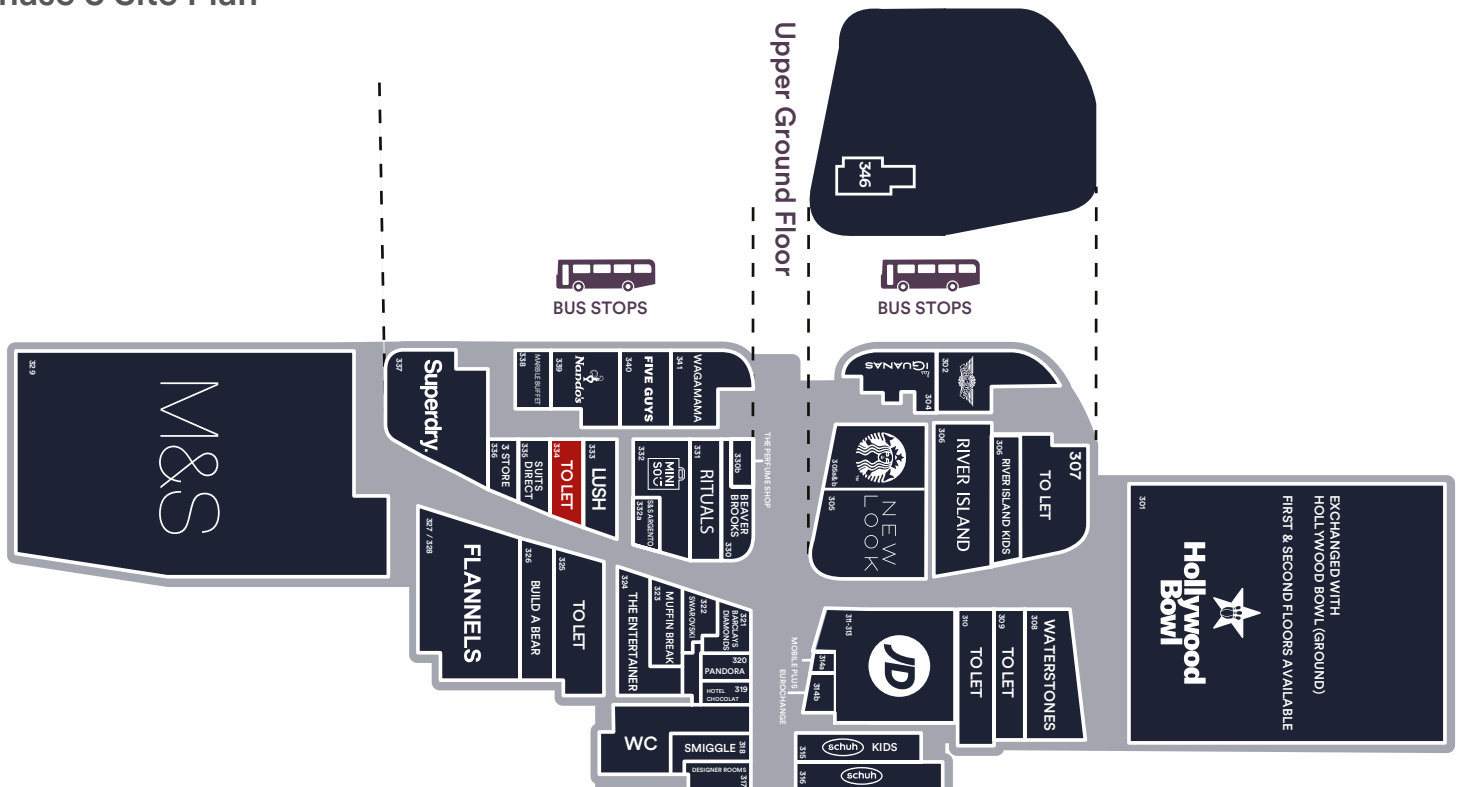
Location

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.





Phase 3 Site Plan



Rent

£50,000 pa.

Rates

Rates Payable estimated at £14,442. 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 £26,372 plus VAT per annum. Insurance £1,762 plus VAT per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

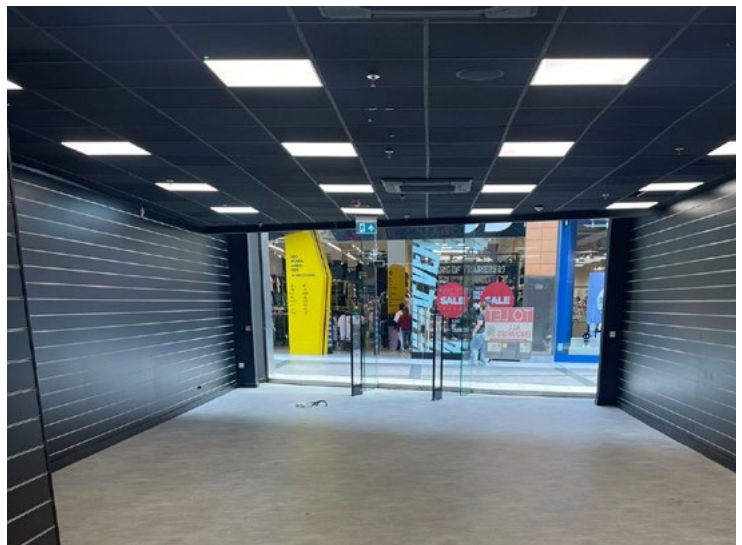
Further information available upon request.

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:



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