

# TO LET

Ground and First Floor

1,233 sq.ft (114 sq.m)

15.7m  
footfall



## Phase 1 Unit 61, The Centre, Livingston, EH54 6HR

- Ground and first floor retail premises
- Inbetween Sally Hair & Beauty and Top Cuts
- Other nearby retailers include ASDA, Subway, H Samuel, Primark, and Poundland

| Areas (approx. NIA) | Sq.ft        | Sq.m       |
|---------------------|--------------|------------|
| Ground Floor        | 962          | 89         |
| First Floor         | 271          | 25         |
| <b>TOTAL</b>        | <b>1,233</b> | <b>114</b> |

### 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.









## Phase 1 Site Plan



### Rent

£25,000 per annum

### Rates

Rateable Value: £25,400. Rates Payable £12,649 per annum. 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 £10,625 per annum. Insurance £685 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 incoming 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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