

TO LET

Ground Floor

2,325 sq.ft (216 sq.m)

15.4m
footfall



Phase 2 Unit 92A, The Centre, Livingston, EH54 6HR

- Ground floor retail premises
- Directly opposite Costa Coffee
- Other nearby retailers include Card Factory, Deichmann, Quiz and H&M

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,325	216
TOTAL	2,325	216

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.

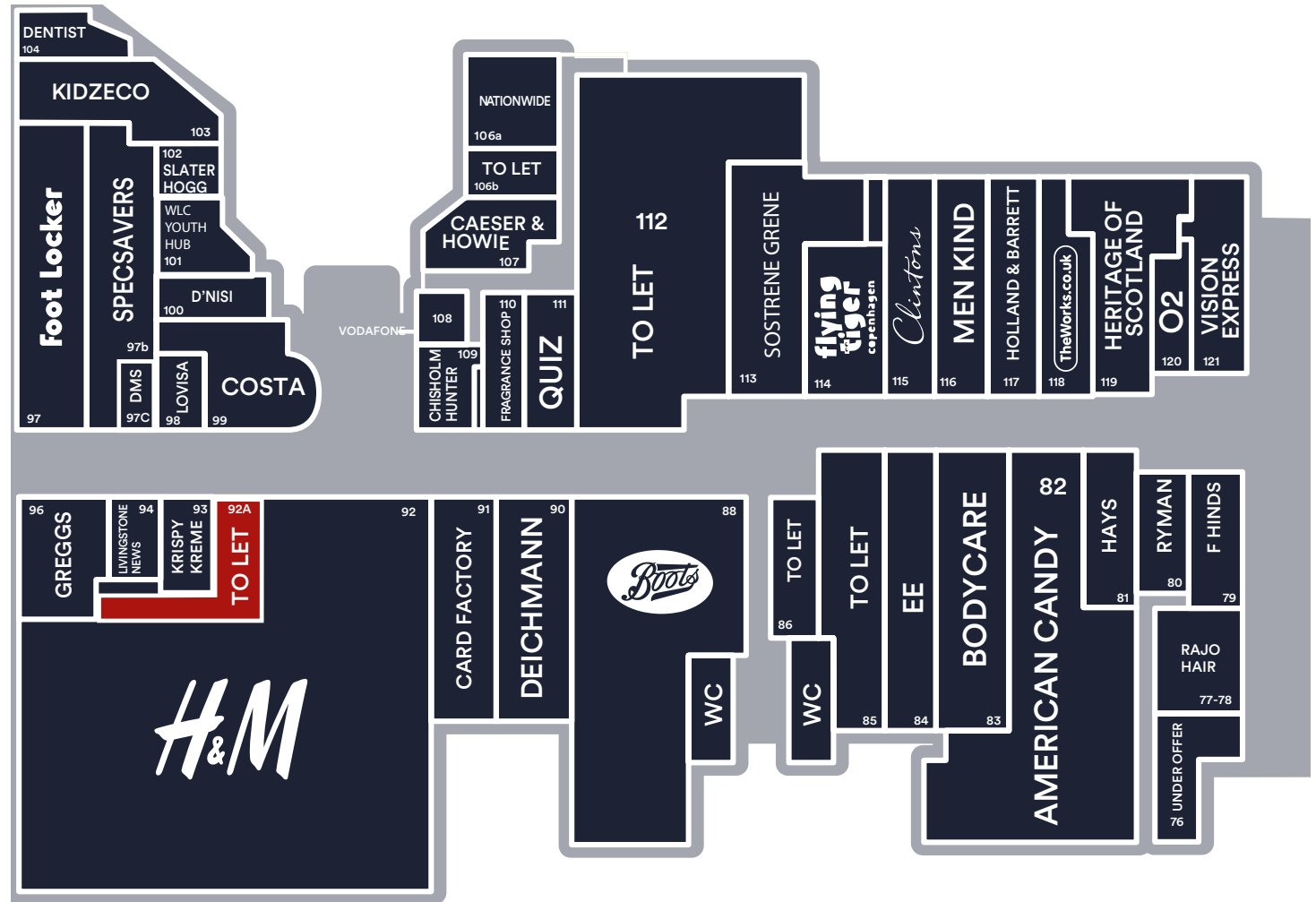
Location

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 2 Site Plan



Rent

£70,000 per annum.

Rates

Rates Payable £36,134. 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 £31,051 per annum.

Insurance £1,600 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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