

TO LET

First Floor Unit

1,297 sq.ft (120.5 sq.m)

14m
footfall



Phase 1 Unit 24a, The Centre, Livingston, EH54 6HR

- First Floor premises
- Discreet location
- All uses considered including Health and Beauty, Retail or Offices
- Nearby retailers include Asda, Ladbrokes, William Hill

Areas (approx. NIA)	Sq.ft	Sq.m
First Floor	1,297	120.5
TOTAL	1,297	120.5

Description

The subjects comprise a retail unit arranged over the first floor.

The Centre extends to over 1 million sq ft of prime retail space with key anchor tenants including Marks & Spencer, Primark and Asda. The centre benefits from circa 1,166,666 visitors a month.

Together with the above, this part of the mall attracts high levels of footfall with nearby occupiers including Santander, Ladbrokes, Asda, Greggs Mall Café, H Samuel and Primark.

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



Entrance on ground level with available space on first floor

Rent

POA.

Rates

Rateable Value £8,700. Rates payable £4,333 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 of £15,431 per annum.

Insurance £400 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Rating: F. 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:

savills.co.uk/retail
0131 247 3800

Stuart Moncur 07887 795506
Stuart.moncur@savills.com

Charlie Hall 07807 999693
Charlie.hall@savills.com

0131 226 2641
www.eyco.co.uk

Alastair Rowe 07747 747280
arowe@eyco.co.uk

Alexandra Campbell 07425 335353
acampbell@eyco.co.uk

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LCP.
part of IMCore

01384 400123

searchlcp.co.uk



Rakesh Joshi 07741 385322
Rjoshi@lcpproperties.co.uk