

TO LET

Ground & First Floors

7,909 sq.ft (735 sq.m)

14m
footfall



Phase 3 Unit 311-312, The Centre, Livingston, EH54 6HR

- Ground and first floor retail premises
- Directly opposite New Look and River Island
- Other nearby retailers include JD Sports, Flannels and Pandora

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	4,401	409
First Floor	3,508	326
TOTAL	7,909	735

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

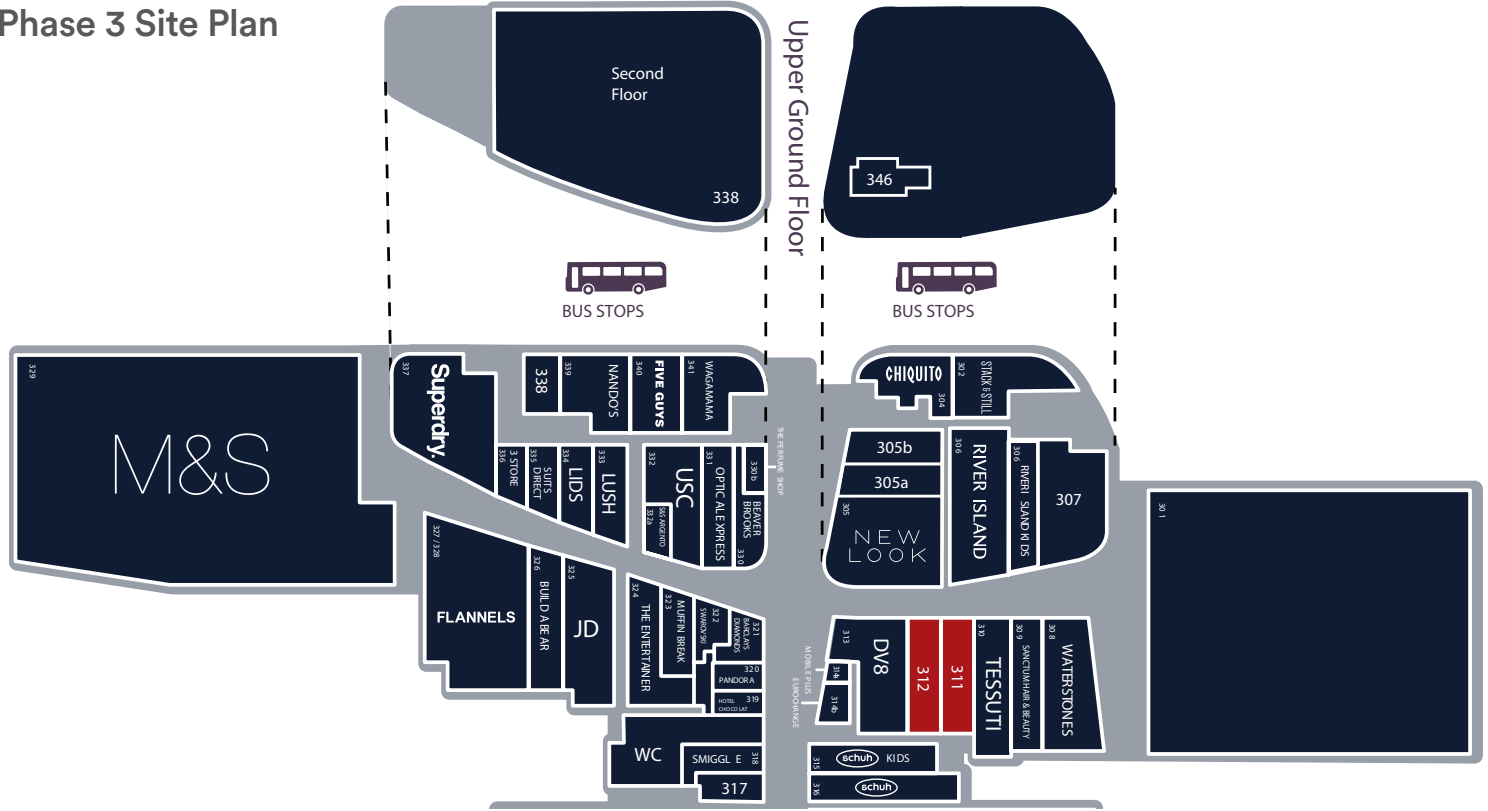
Approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston has key transport links to both cities by way of a central bus terminal, two train stations and connections to Scotland's central road network.



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Phase 3 Site Plan



Rent

POA.

Rates

Rateable Value £70,000. Rates Payable £35,770. 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 £64,894 per annum. Insurance £3,219 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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