



M

THE CENTRE
LIVINGSTON

Shop, eat & play
TOGETHER

BUILD-A-BEAR

FLANNELS

FLANNELS

FLANNELS

Superdry

SUIT DIRECT

SUIT DIRECT

Lids

M&S

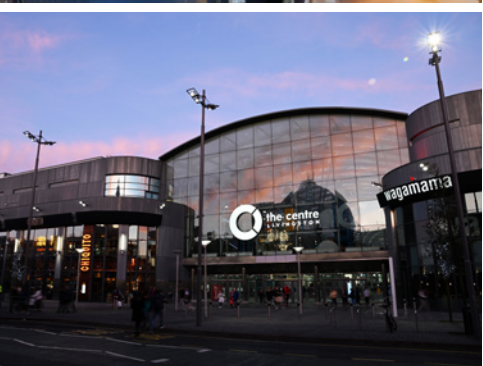
M&S

14.7m

Annual Footfall

THE CENTRE

The Centre Livingston boasts 1 million sq.ft of retail and leisure space in the seat of Scotland's commercial heartland. With 166 stores, restaurants, cafés and state of the art leisure attractions it attracts a thriving catchment with an average annual household spend 6% above the Scottish average.



166

Stores, Restaurants,
Cafés & Leisure

14.7m

Annual Footfall

THE NAMES

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. Furthermore the centre is bolstered by other popular retailers such as **Boots, Superdrug** and fabulous F&B outlets including **Five Guys, Wagamama, Nando's, Subway** and **Greggs**. The Centre Livingston offers 7,200 car parking spaces and benefits from circa 1,225,000 visitors a month.

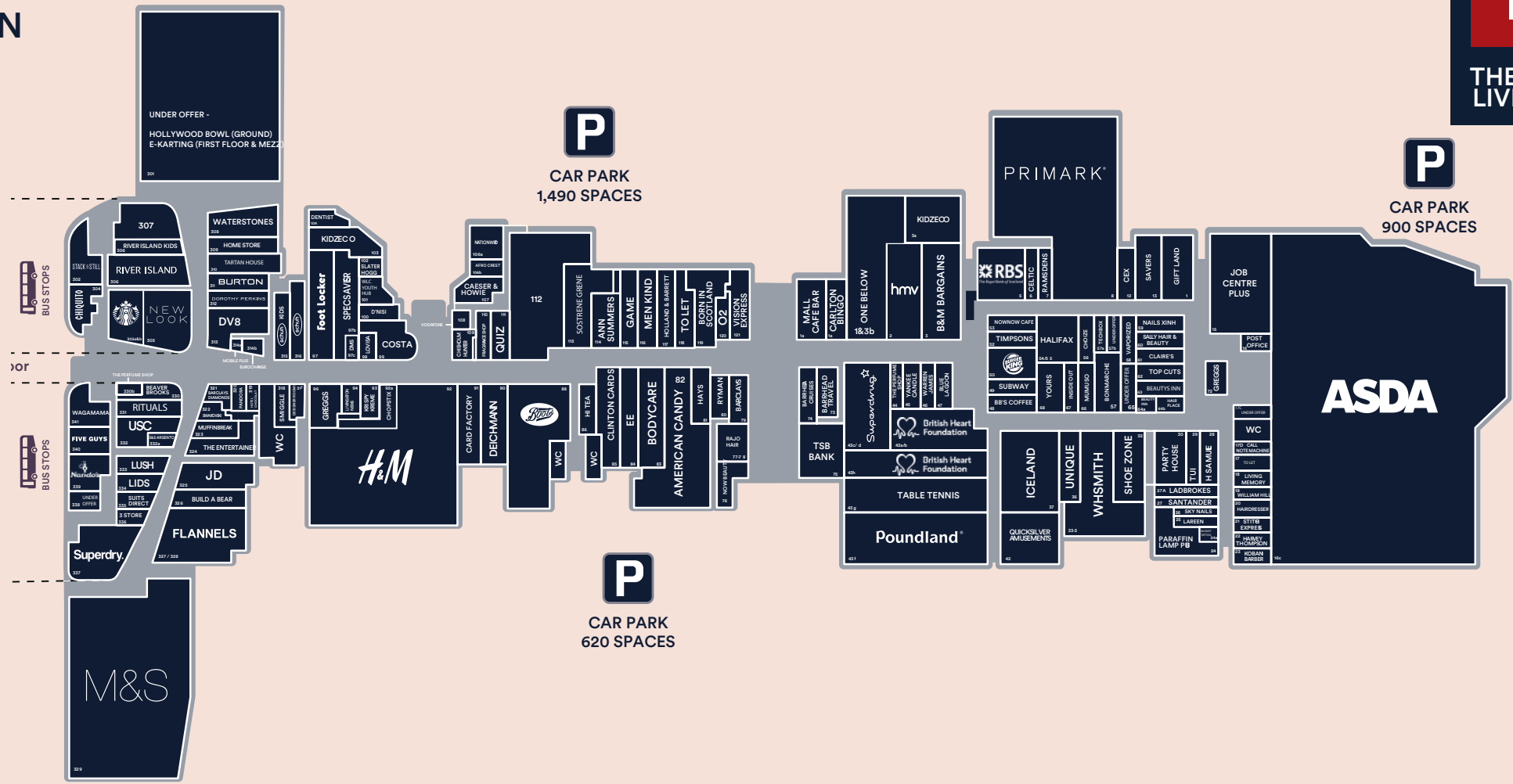


1m
sq.ft (92,903 sq.m) of
Retail and Leisure

7,200
Car Parking Spaces



CENTRE PLAN



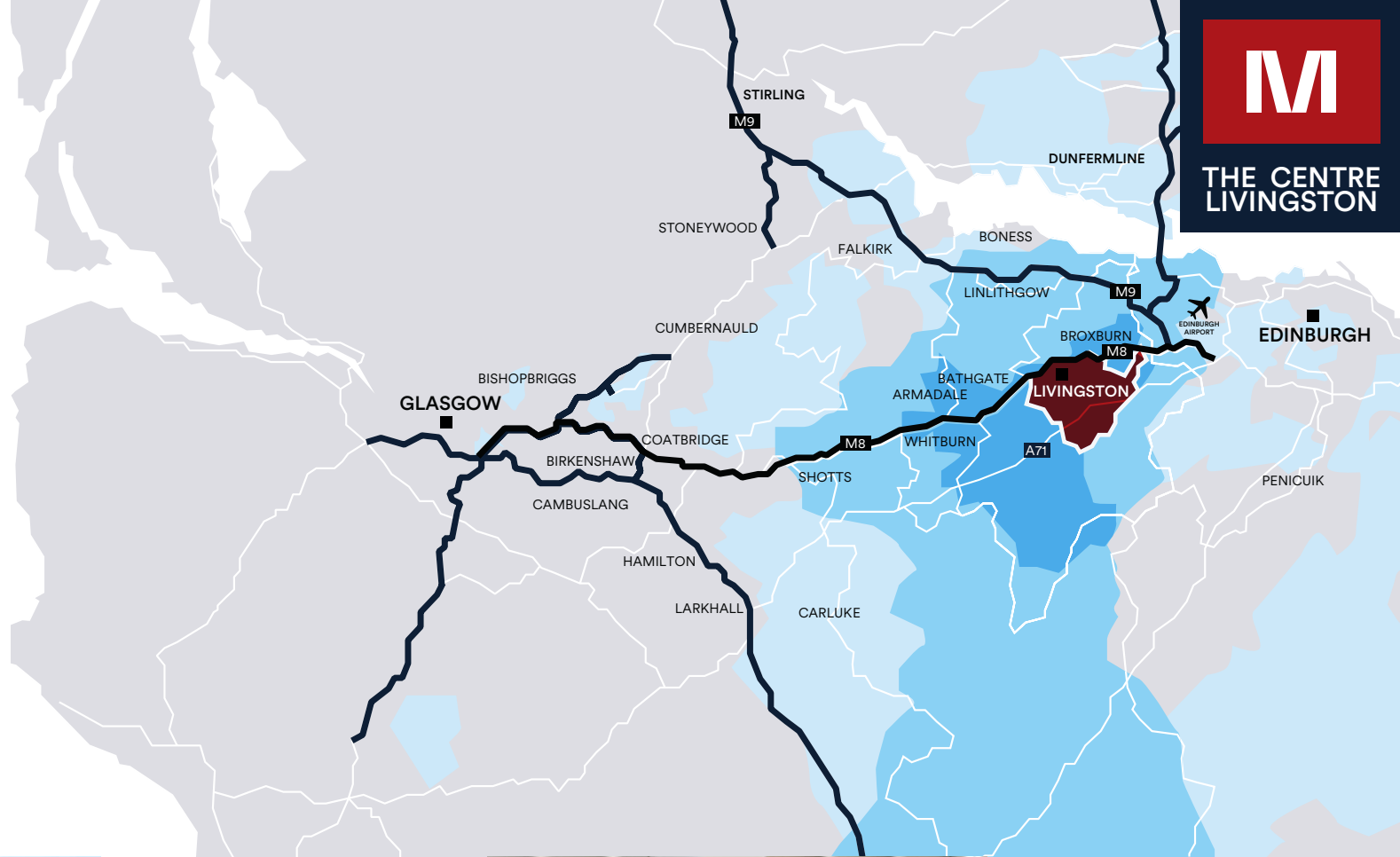
THE CENTRE OF THE COUNTRY

Livingston benefits from an outstanding location within Scotland's central belt and enjoys a wider residential catchment of some 371,944 people, of which 8,000 are students. The population of Livingston is expected to increase by a further 5.9% by 2028*.

* National Records for Scotland

- Primary catchment
- Secondary catchment
- Tertiary catchment

The Centre Livingston enjoys a prime location between the two cities of Edinburgh and Glasgow and benefits from 4 million people living within a 90 minute radius, of which 18% are Affluent Achievers.



8k

Local Student Population

132

Minutes Average Dwell Time in 2023



4m

Catchment Population within a 90 Minute Drive Time

£99

Per Head Retail Spend in 2023

PRIME LOCATION

Situated just three miles from the M8 and nine miles from Edinburgh Airport. Livingston has key transport links to both Edinburgh and Glasgow by way of a central bus terminal, two train stations and connections to Scotland's central road network.

31 MILES TO GLASGOW

10 MILES TO EDINBURGH

9 MILES TO EDINBURGH AIRPORT



Sat Nav: EH54 6HR
thecentrelivingston.com



MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/factor-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

Viewing Strictly via prior appointment with the appointed agents:

Owned and managed by

LCP.
part of M Core

01384
400123

searchlcp.co.uk

Rakesh Joshi 07741 385322
Rjoshi@lcpproperties.co.uk

Neil Woodward 07825 527126
NWoodward@lcpproperties.co.uk

savills.co.uk/retail savills

0131 247 3800

Stuart Moncur 07887 795506
Stuart.moncur@savills.com

Charlie Hall 07807 999693
Charlie.hall@savills.com

EYCO

0131 226 2641
www.eyco.co.uk

Alastair Rowe 07747 747280
arowe@eyco.co.uk

Alexandra Campbell 07425 335353
acampbell@eyco.co.uk