

Phase 1 Unit 17, The Centre, Livingston, EH54 6HR

- Ground Floor and First floor retail unit
- Close proximity to ASDA
- Other nearby retailers include Greggs, Iceland, H Samuel, Primark and Poundland

TOTAL	1,357	126
First Floor	480	44.6
Ground Floor	877	81.4
Areas (approx. NIA)	Sq.ft	Sq.m

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.

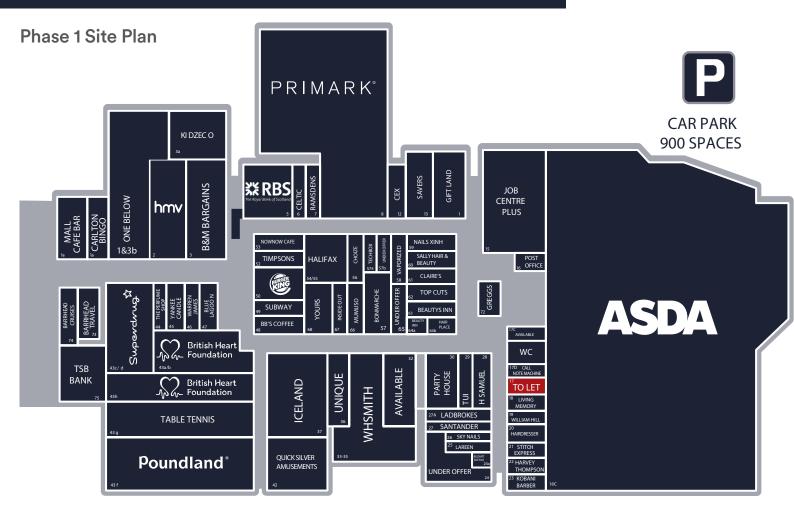
Location

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 Unit 17, The Centre, Livingston, EH54 6HR



Rent

£35,000.

Rates

Rateable Value £23,400. Rates Payable £11,653. 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 £11,870 plus VAT per annum. Insurance £772 plus VAT 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 ingoing 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:



Stuart Moncur 07887 795506 Stuart.moncur@savills.com

Charlie Hall 07807 999693 Charlie.hall@savills.com



Alastair Rowe 07747 747280 arowe@eyco.co.uk

Alexandra Campbell 07425 335353 acampbell@eyco.co.uk

Owned and Managed by



Rakesh Joshi 07741 385322 RJoshi@lcpproperties.co.uk

Simon Eatough 07771 764148 SEatough@lcpproperties.co.uk

INSEPERSENTATION ACT 1967 London & Cambridge Properties Limited (Company Number (28895002) the registered office of which is at LOP House, Pennent Estate, Kingswinford, West Millands DV6 TNA its subsidiaries (as defined in section 186 of the Companies 42006) associated on organies and employees ("we") give notice that Yilling here particulars are published to be covered to agreement or verarety is given, or implied therein, not on the hyform any part of a contract limit instruction is course in and up to date or complete. We accept no idability for any loss or damage caused by inaccurate information. In this browler is accurate information in this browner is accurate information, please let us known, please and the processor of the particular in the particular in the processor of the particular in the particular in the particular in the particu