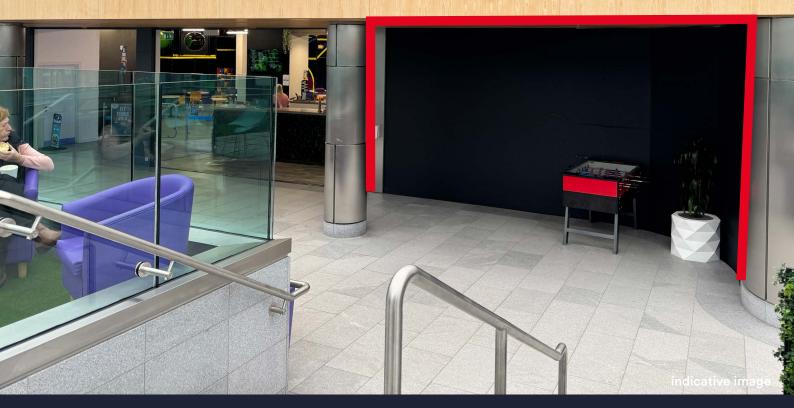
2,379 sq.ft (221 sq.m)



Phase 3 Unit 346, The Centre, Livingston, EH54 6HR

- First floor premises next to the main entrance
- Next to the Winter Gardens café and Aerial Adventures
- Other nearby retailers include New Look, JD Sports, Flannels and Pandora

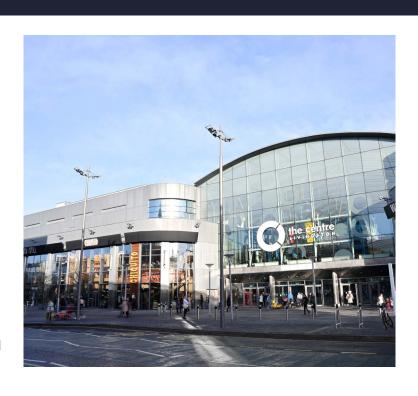
Areas (approx. NIA)	Sq.ft	Sq.m
First Floor	2,379	221
TOTAL	2,379	221

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.

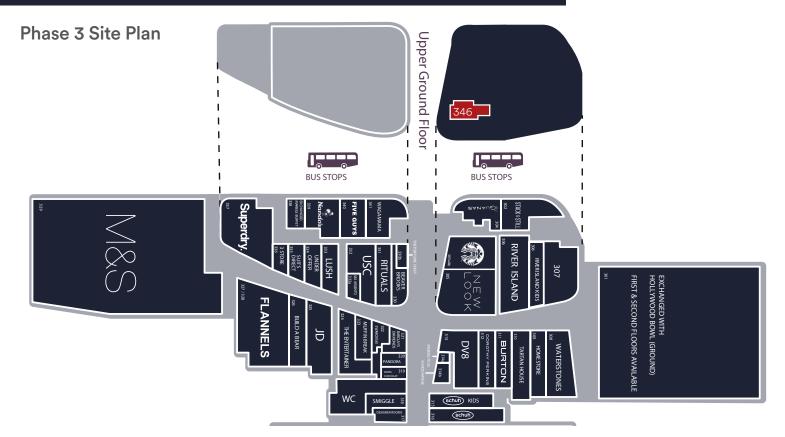
Location

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 3 Unit 346, The Centre, Livingston, EH54 6HR



Rent

£15,000 pa.

Rates

Rateable Value £0. Rates Payable TBC. 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 £18,011 per annum. Insurance £945 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

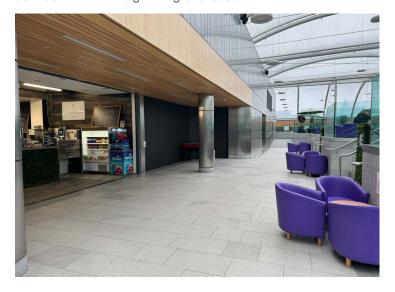
Further information available upon request.

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

MISREPRESENTATION ACT. 1967 London & Combridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Personnel Estra, Kingswinford, West Midlands DV6 TNA its subsidiaries (as defined in section 1956 of the Companies and employees ("we") give notice that While these particulars are believed to be covered to agranting a require or companies and employees ("we") give notice that While these particulars are believed to be covered to agranting a require will context (1) While the operation of the section 1956 of the Companies (as the section 1956 of the Companies and employees ("we") give notice that While these particulars are believed to the section of the section 1956 of the Company Number 02895002). We make no expressed particular and the section 1956 of the Company Number 02895002 ("we will context 1956 of the Company Number 02895002). We make no expressed particular and the section 1956 of the Company Number 02895002 ("we will context 1956 of the Company Number 02895002). We make no expressed particular and the section 1956 of the Company Number 02895002 ("we will context 1956 of the Company Number 02895002). We make no expressed particular and the section 1956 of the Company Number 02895002 ("we will context 1956 of the Company Number 02895002) ("we will context 1956 of the Company Number 02895002) ("we will context 1956 of the Company Number 02895002) ("we will context 1956 of the Company Number 02895002) ("we will context 1956 of the Number 02895002) ("we will c