



# Phase 1 Unit 28, The Centre, Livingston, EH54 6HR

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

Sq.ft	Sq.m
1,191	110.6
389	36.1
1580	146.7
	1,191 389

# 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

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THE PERFUME SHOP

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 Women Men Divided Haby & Kids Linck & Collect On line Return Garment Collecting And more

PRIMARY

LUSH

Sister

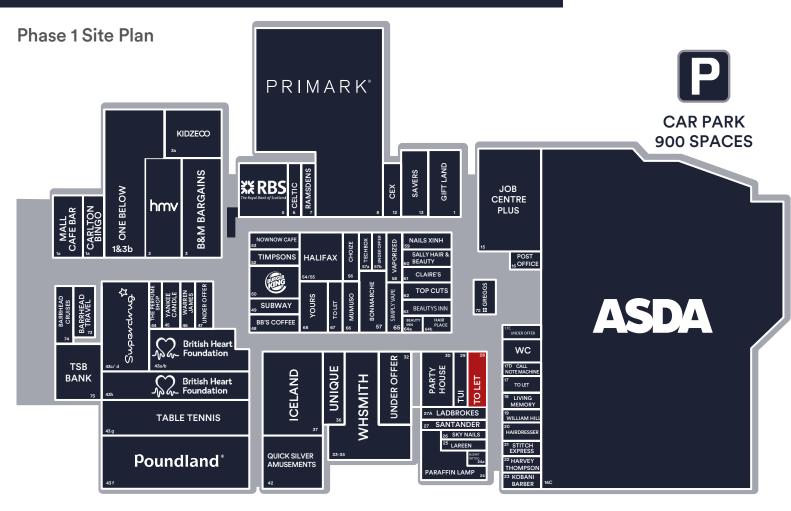
IEC

Lids

Superdr

M&S

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# Rent

£35,000 per annum

#### Rates

Rates Payable £15,886. 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  $\pounds$ 14,224 plus VAT per annum. Insurance  $\pounds$ 900 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 Ruari Hobkirk 07507 689 448

rhobkirk@eyco.co.uk



Owned and Managed by

Rakesh Joshi 07741 385322 RJoshi@lcpproperties.co.uk Simon Eatough 07771 764148 SEatough@lcpproperties.co.uk