



Play, eat & shop
TOGETHER

Coming Soon In 2026



hollywood bowl



Marble
Global Buffet

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.

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THE CENTRE
LIVINGSTON



1m

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

7,200

Car Parking Spaces



166

Stores, Restaurants,
Cafés & Leisure

15.7m

Annual Footfall

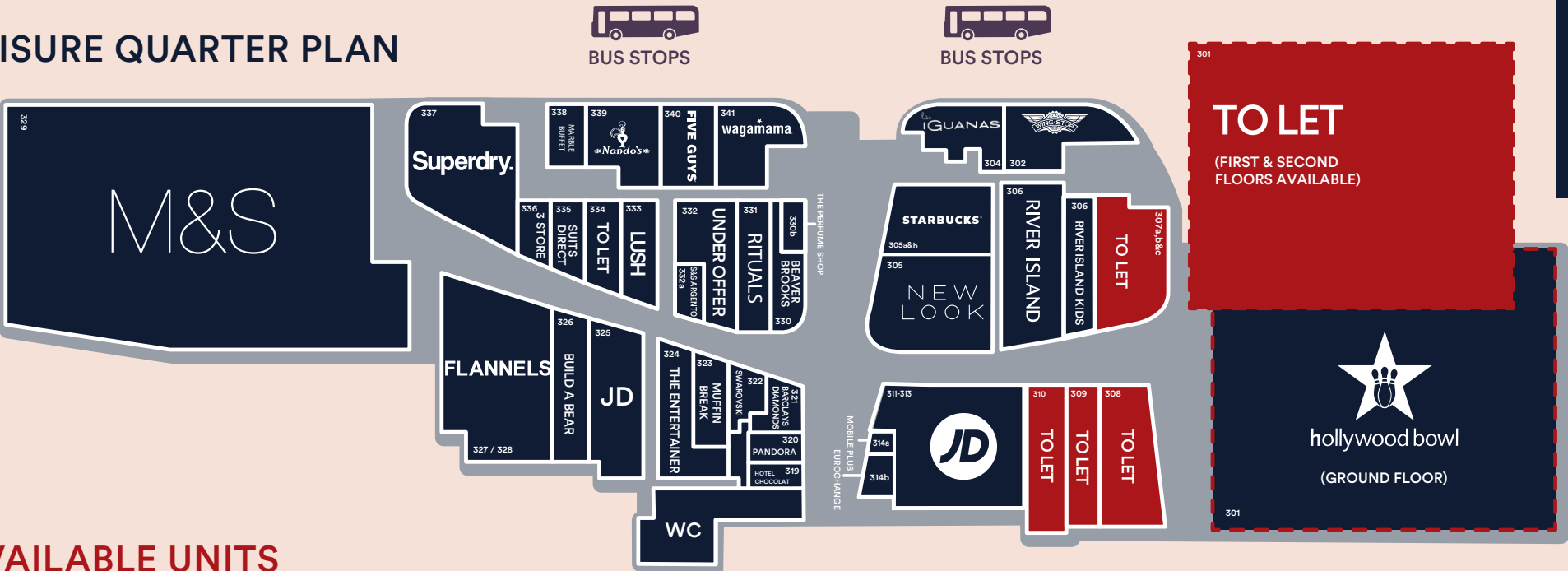


THE CENTRE
LIVINGSTON



CGI Images

LEISURE QUARTER PLAN



AVAILABLE UNITS

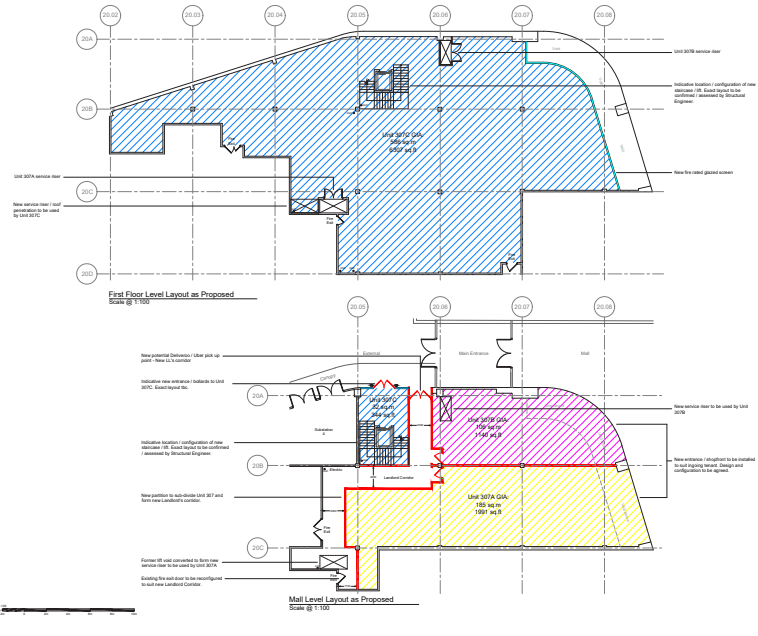
UNIT 307 F&B and leisure users

UNIT 307a	sq.ft	sq.m
Ground Floor	1,991	185
RENT	£62,500	
RATEABLE VALUE	POA	
SERVICE CHARGE	£16,287.71 + VAT	
INSURANCE	£1,624 + VAT	

UNIT 307b	sq.ft	sq.m
Ground Floor	1,140	106
RENT	£40,000	
RATEABLE VALUE	POA	
SERVICE CHARGE	£9,325.96 + VAT	
INSURANCE	£927 + VAT	

UNIT 307c	sq.ft	sq.m
Ground & First Floor	6,651	618
RENT	£62,500	
RATEABLE VALUE	POA	
SERVICE CHARGE	£52,331.74 + VAT	
INSURANCE	£5,209 + VAT	

Can be split with multiple options - contact us for details



UNIT 301	sq.ft	sq.m
Ground Floor - Own Entrance, DDA lift & Stairs		
First Floor	49,109	350
Second Floor	6,139	350
TOTAL	55,248	667
RENT inc of Service Charge	£300,000	
RATEABLE VALUE	TBC	
SERVICE CHARGE	INC IN RENT	
INSURANCE	£23,763 + VAT	

UNIT 308	sq.ft	sq.m
Ground Floor	3,411	317
First Floor	3,765	350
TOTAL	7,176	667
RENT	£65,000	
RATEABLE VALUE	£46,000	
SERVICE CHARGE	£65,469 + VAT	
INSURANCE	£4,604 + VAT	

UNIT 309	sq.ft	sq.m
Ground Floor	2,164	201
First Floor	1,940	180
TOTAL	4,104	381
RENT	£52,500	
RATEABLE VALUE	£34,400	
SERVICE CHARGE	£37,129 + VAT	
INSURANCE	£2,632 + VAT	

UNIT 310	sq.ft	sq.m
Ground Floor	2,979	277
First Floor	843	78
TOTAL	3,822	355
RENT	£55,000	
RATEABLE VALUE	£40,600	
SERVICE CHARGE	£33,878 + VAT	
INSURANCE	£2,484 + VAT	

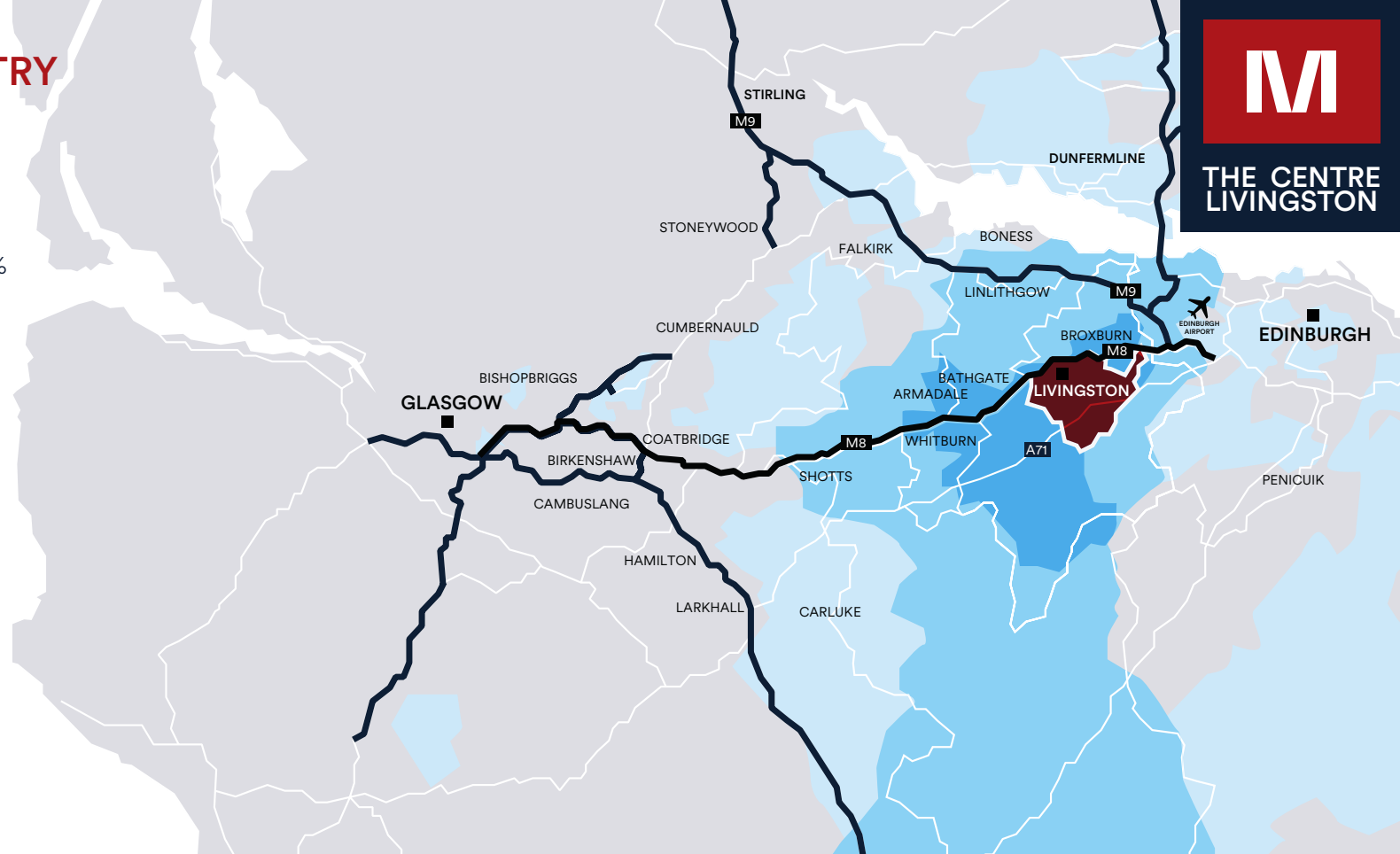
THE CENTRE OF THE COUNTRY

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.



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THE CENTRE
LIVINGSTON

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**, **Sostrene Grene**, **Flying Tiger** and fabulous F&B outlets including **WingStop**, **Five Guys**, **Wagamama**, **Nando's**, **Subway** and **Greggs**. The Centre Livingston offers 7,200 car parking spaces and benefits from circa 1,283,000 visitors a month.



8k

Local Student Population

4m

Catchment Population
within a 90 Minute
Drive Time

136

Minutes Average
Dwell Time in 2023

£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.

KIRKTON

Sat Nav: EH54 6QL
thecentrelivingston.com



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LIVINGSTON
DESIGN OUTLET

vue

FLIP OUT

wetherspoon

Hollywood Bowl

las IGUANAS

wagamama

FIVE GUYS

Nando's

ALMONDVALE
RETAIL PARK

Viewing Strictly via prior appointment with the appointed agents:

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