

# Phase 2 Unit 112, The Centre, Livingston, EH54 6HR

- Ground and first floor retail premises
- Directly opposite Boots
- Other nearby retailers include Card Factory, Deichmann, Quiz and H&M

TOTAL	17,917	1,665
First Floor	5,258	489
Ground Floor	12,659	1,176
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

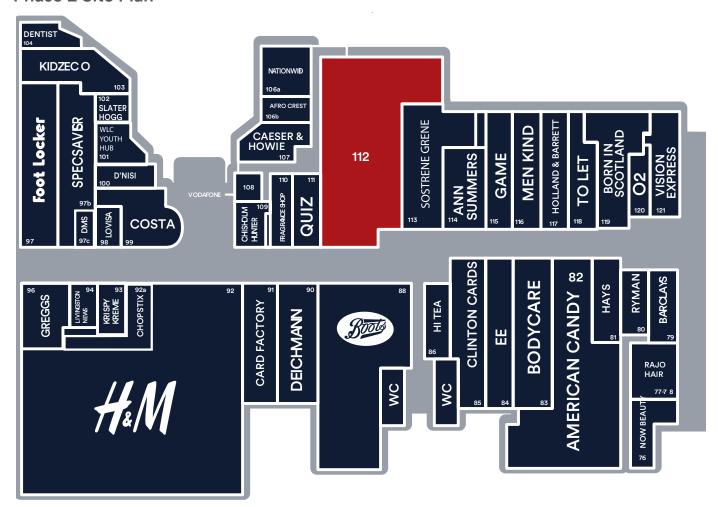
Approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston has key transport links to both cities by way of a central bus terminal, two train stations and connections to Scotland's central road network.





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### Phase 2 Site Plan



#### Rent

POA.

#### Rates

Rateable Value TBC. Rates Payable £54,496. 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 £192,377 per annum. Insurance £7,122 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

Neil Woodward 07825 527126 NWoodward@lcpproperties.co.uk

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