

# UNDER OFFER

Ground Floor

1,084 sq.ft (100.7 sq.m)

15.4m  
footfall



## Phase 1 Unit 47, The Centre, Livingston, EH54 6HR

- Ground Floor retail premises
- Adjacent to Warren James and opposite Burger King, Subway
- Other nearby retailers include ASDA, Iceland, H Samuel, Primark and Poundland

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	869	80.7
First Floor	215	20
<b>TOTAL</b>	<b>1,084</b>	<b>100.7</b>

### 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.

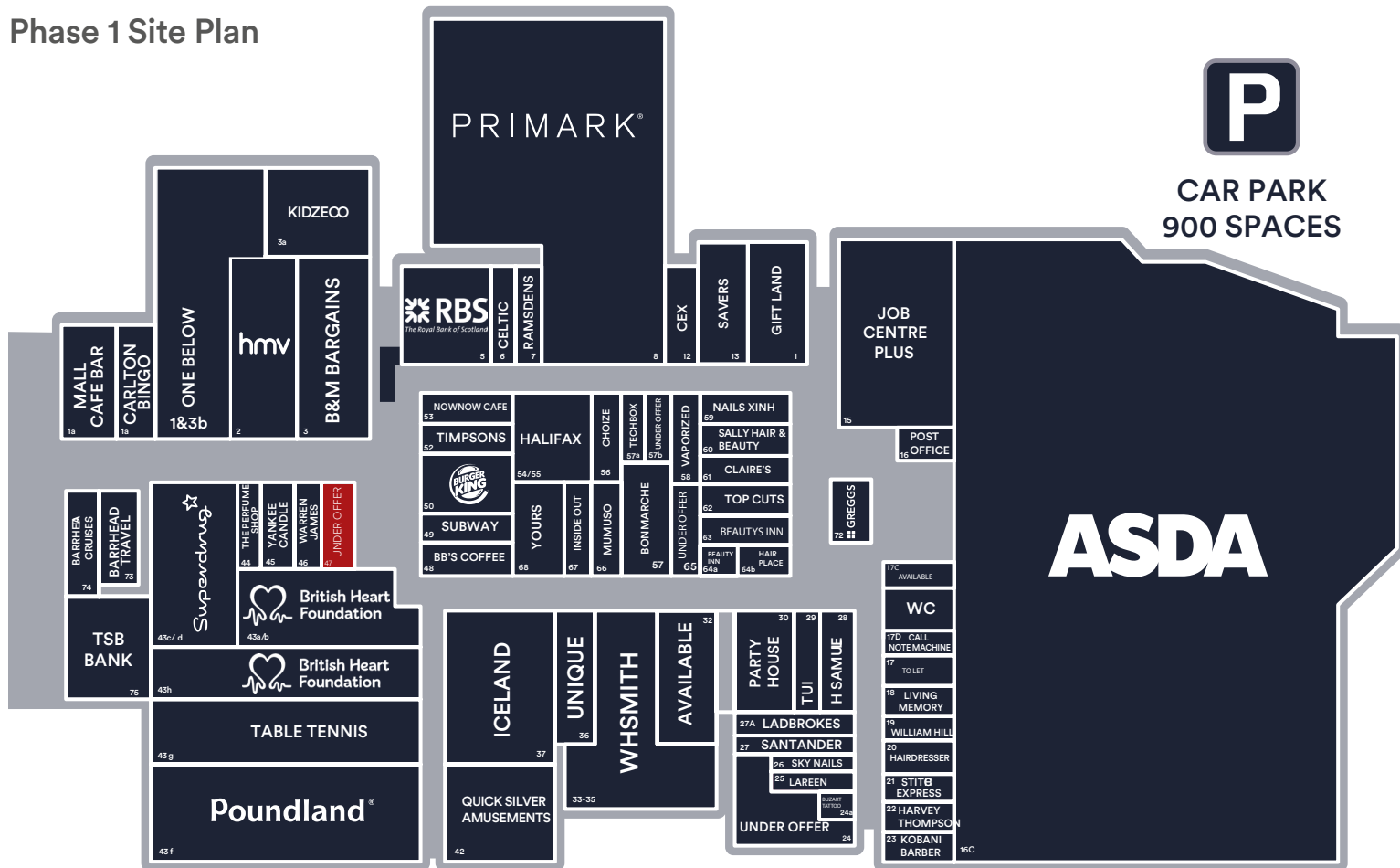








## Phase 1 Site Plan



### Rent

£45,000 per annum.

### Rates

Rates Payable £22,161. 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 £14,498 per annum.

Insurance £650 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 incoming 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:

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