

TO LET

First and Second Floor

52,959 sq.ft (4,920 sq.m)

EXCHANGED WITH HOLLYWOOD
BOWL ON GROUND FLOOR



*Indicative image

Phase 3 Unit 301, The Centre, Livingston, EH54 6HR

- 24/7 External Access
- Suitable for Retail, Leisure or Food and Beverage use
- Key anchor tenants including Marks & Spencer, Primark, ASDA and Nando's
- Ground Floor exchanged with Hollywood Bowl

15.4m
footfall

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



166

Stores, Restaurants,
Cafés & Leisure

15.4m

Annual Footfall

Rent
POA.

Rates

Rateable Value TBC. 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 £275,578 per annum ex. Insurance £23,736 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Sat Nav: EH54 6HR
thecentrelivingston.com



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Energy Performance

Rating: D. Further information available upon request.

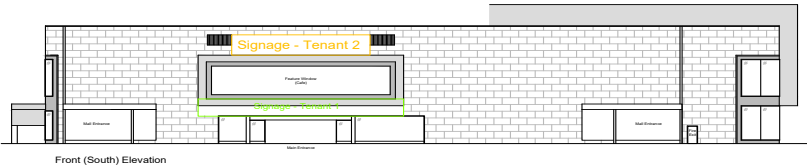
Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

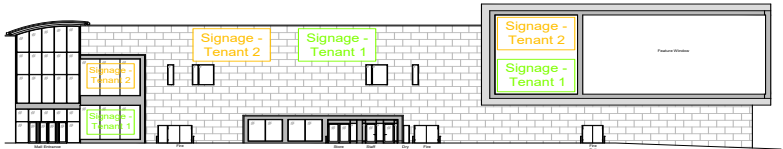
Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

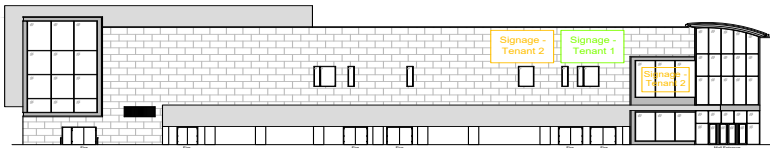
Tenant 2 Available



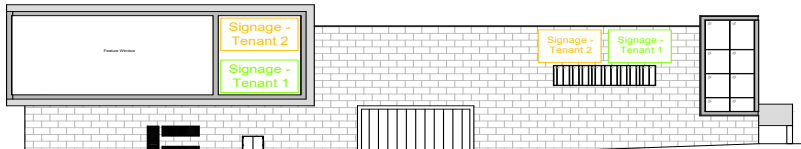
Front (South) Elevation



Side (East) Elevation



Side (West) Elevation



Rear (North) Elevation

Viewing Strictly via prior appointment with the appointed agents:

Owned and managed by

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