

# TO LET

Ground Floor

1,167 sq.ft (108.5 sq.m)

15.4m  
footfall

contemporary units  
at affordable prices

inside out™

iceland

TO LET

ALL  
ENQUIRIES



Immediate Viewing Request 07843 560347



## Phase 1 Unit 67, The Centre, Livingston, EH54 6HR

- Ground Floor retail premises
- Adjacent to Yours and opposite Iceland and WHSmith
- Other nearby retailers include ASDA, Subway, H Samuel, Primark, and Poundland

| Areas (approx. NIA) | Sq.ft        | Sq.m         |
|---------------------|--------------|--------------|
| Ground Floor        | 922          | 85.7         |
| First Floor         | 245          | 22.8         |
| <b>TOTAL</b>        | <b>1,167</b> | <b>108.5</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

£21,000 per annum.

### Rates

Rates Payable £9,113. 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 £10,368 per annum.

Insurance £645 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:

**savills**  
savills.co.uk/retail  
**0131 247 3800**

**Stuart Moncur** 07887 795506  
Stuart.moncur@savills.com

**Charlie Hall** 07807 999693  
Charlie.hall@savills.com

**EYCO**  
**0131 226 2641**  
www.eyco.co.uk

**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

**LCP**  
part of M'Core

**01384 400123**  
searchlcp.co.uk



**Rakesh Joshi** 07741 385322  
Rjoshi@lcpproperties.co.uk

**Simon Eatough** 07771 764148  
SEatough@lcpproperties.co.uk