

# 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.



# 166

Stores, Restaurants, Cafés & Leisure

# 15.4m

Annual Footfall

Areas (approx. NIA)	Sq.ft	Sq.m
First Floor	46,759	4344
Second Floor	6,200	575
<b>TOTAL</b>	<b>52,959</b>	<b>4,920</b>

### Eaves Height

#### Main Sales Area

Floor to Soffit	5,870mm
Floor to underside of downstand beam	5,235mm

#### Storeroom

Floor to Soffit	5,500mm
Floor to underside of downstand beam	4,905mm

### The following loading capabilities are provided in the first floor:

- Imposed Load (including partitions): 7.5 kN/sq m
- Finishes (75mm screed): 1.8 kN/sq m.
- Suspended Ceilings & Services: 0.75 kN/sq m.

### The following loading capabilities are provided in the Retailer's roof plant area:

- Roof with plant: 7.5 KN/sq m.
- Roof without plant (access loading only): 1.5 KN/sq m.
- Roof plant areas and access routes allow for a point load of 4.5kN

### Description

The subjects comprise a retail unit arranged over first and second floors, over ground floor unit of Hollywood Bowl.

The Centre extends to over 1 million sq ft of prime retail space with key anchor tenants including Marks & Spencer, Primark and Asda. In turn The Centre attracts in excess of 1,250,000 visitors a month. Together with the above, this part of the mall attracts high levels of footfall with nearby occupiers including Waterstones, River Island, New Look and H&M. It benefits from circa 1,225,000 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 3 SITE PLAN



**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](http://thecentrelivingston.com)



**MISREPRESENTATION ACT.** 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

**SUBJECT TO CONTRACT.** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/factor-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

**Energy Performance**

Rating: D. Further information available upon request.

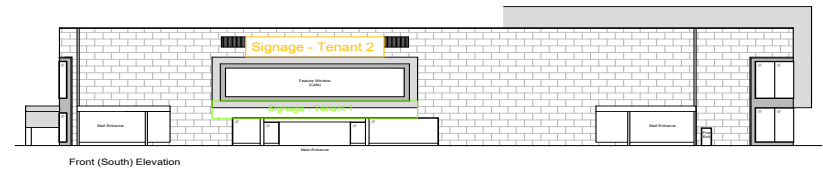
**Planning**

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

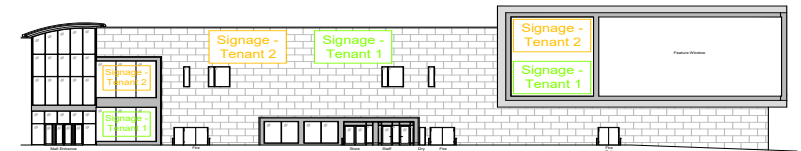
**Legal Costs**

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

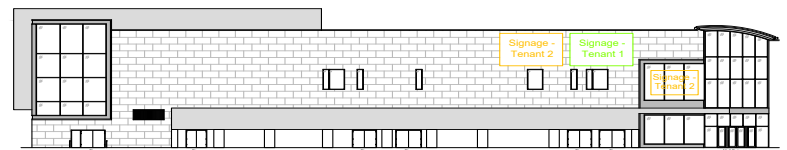
**Tenant 2 Available**



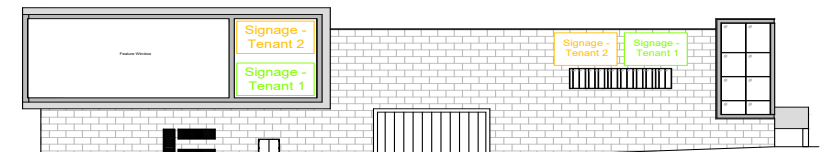
Front (South) Elevation



Side (East) Elevation



Side (West) Elevation



Rear (North) Elevation

**Viewing** Strictly via prior appointment with the appointed agents:

Owned and managed by



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

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



**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

**Ruari Hobkirk** 07507 689 448  
rhobkirk@eyco.co.uk