

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

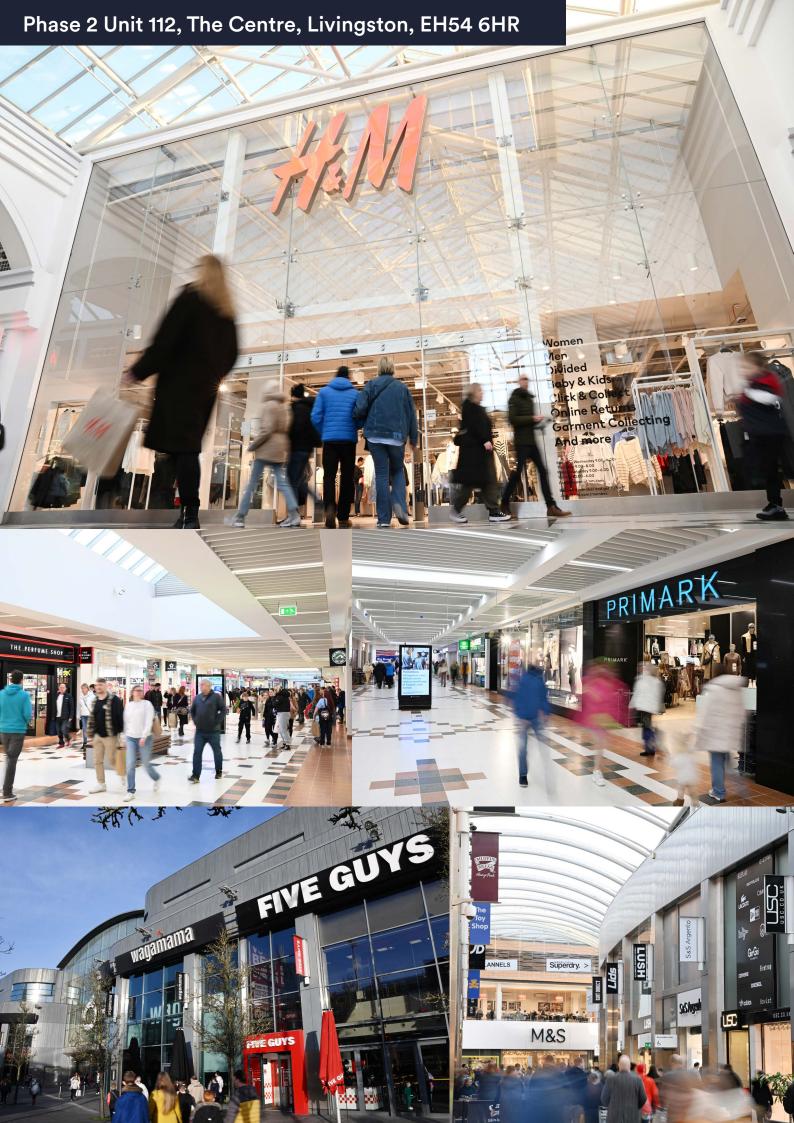
Description

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 1,225,000 visitors a month.

Location

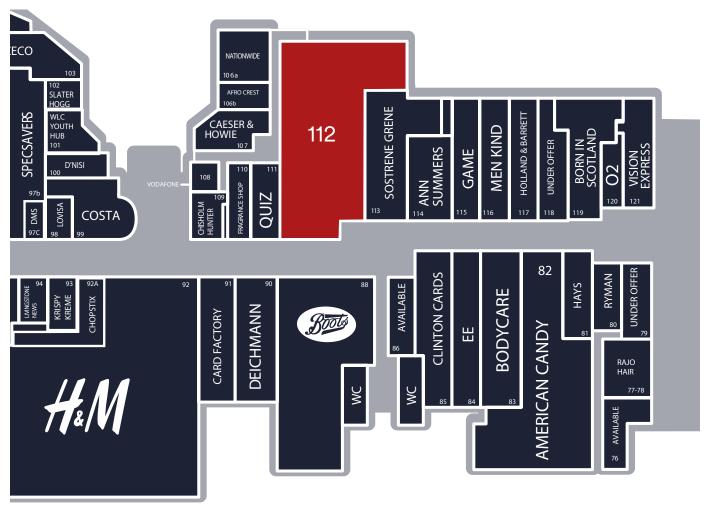
Approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston has key transport links to both cities by way of a central bus terminal, two train stations and connections to Scotland's central road network.





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

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

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

Owned and Managed by



Rakesh Joshi 07741 385322 RJoshi@lcpproperties.co.uk

Simon Eatough 07771 764148 SEatough@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties. Limited Company Number 02895/00) the registered office of which is at LCP House, Pennett Estra, Kingswinford, West Millands DV6 TNA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated on companies and employees ("we") give notice that White these particulars are believed to be covered to guarantee or unarely a significant or many part of a control, the control of the particular in the property of the companies and the covered to guarantee or unarely a significant or properties of the companies and the covered of the companies and the covered of the covere