

# TO LET

Ground and First Floor

11,018 sq.ft (1,024 sq.m)

15.4m  
footfall



EXTERNAL ACCESS AVAILABLE

\*Indicative image only

## Phase 3 Unit 307, The Centre, Livingston, EH54 6HR

- External Visibility with the ability to trade outside normal centre hours
- Suitable for Retail, Leisure or Food and Beverage use
- Key anchor tenants including Marks & Spencer, Primark, ASDA and Nando's

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	4,402	409
First Floor	6,616	615
<b>TOTAL</b>	<b>11,018</b>	<b>1,024</b>

### Description

The subjects comprise a retail unit arranged over ground and first floors, with mezzanine floor and lift shaft space.

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.



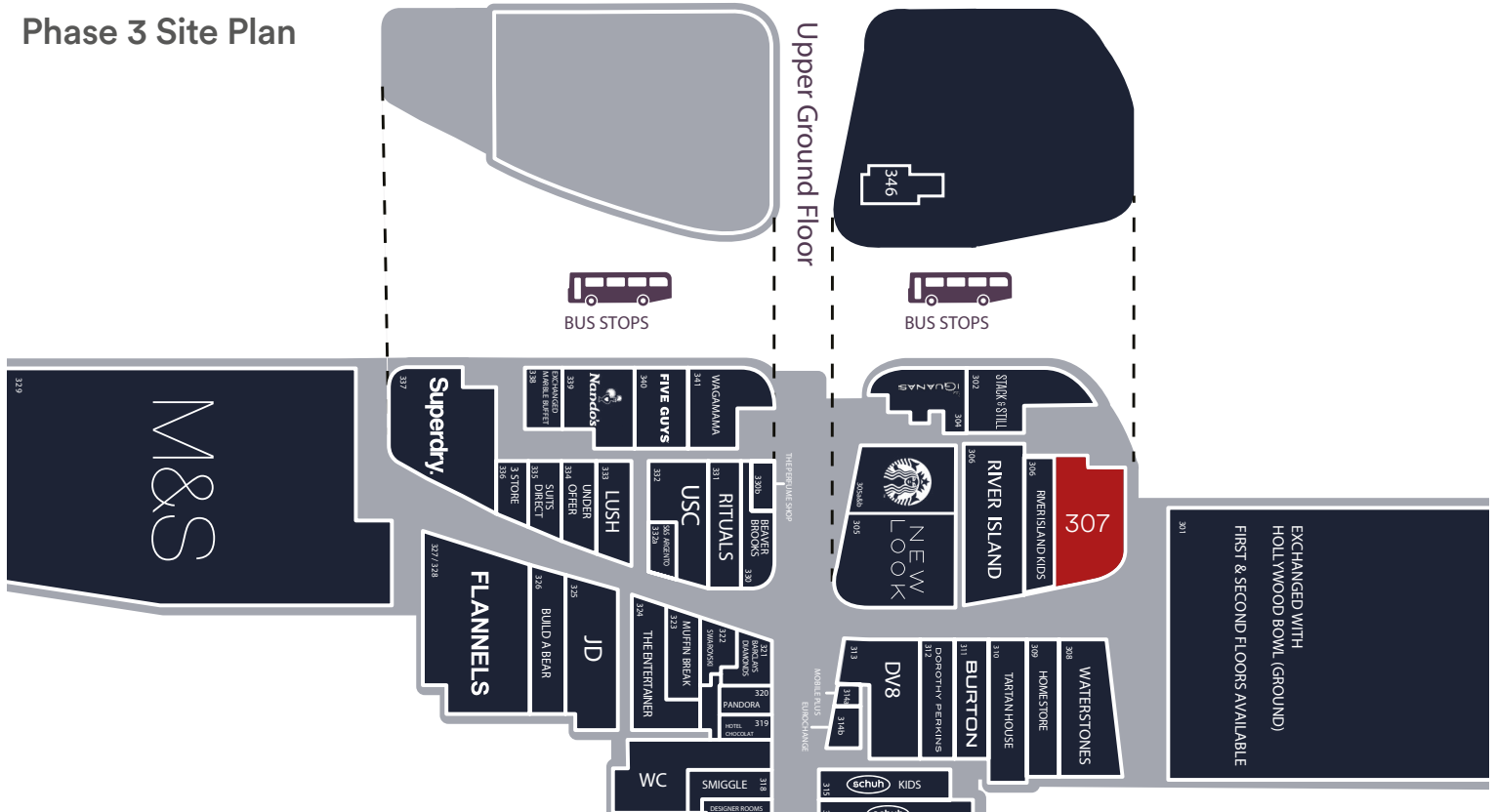
\*Indicative image only







## 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 £79,838 per annum. Insurance £4,418 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### 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.



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

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