

TO LET

Ground and First Floor

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

15.4m
footfall



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
TOTAL	11,018	1,024

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.

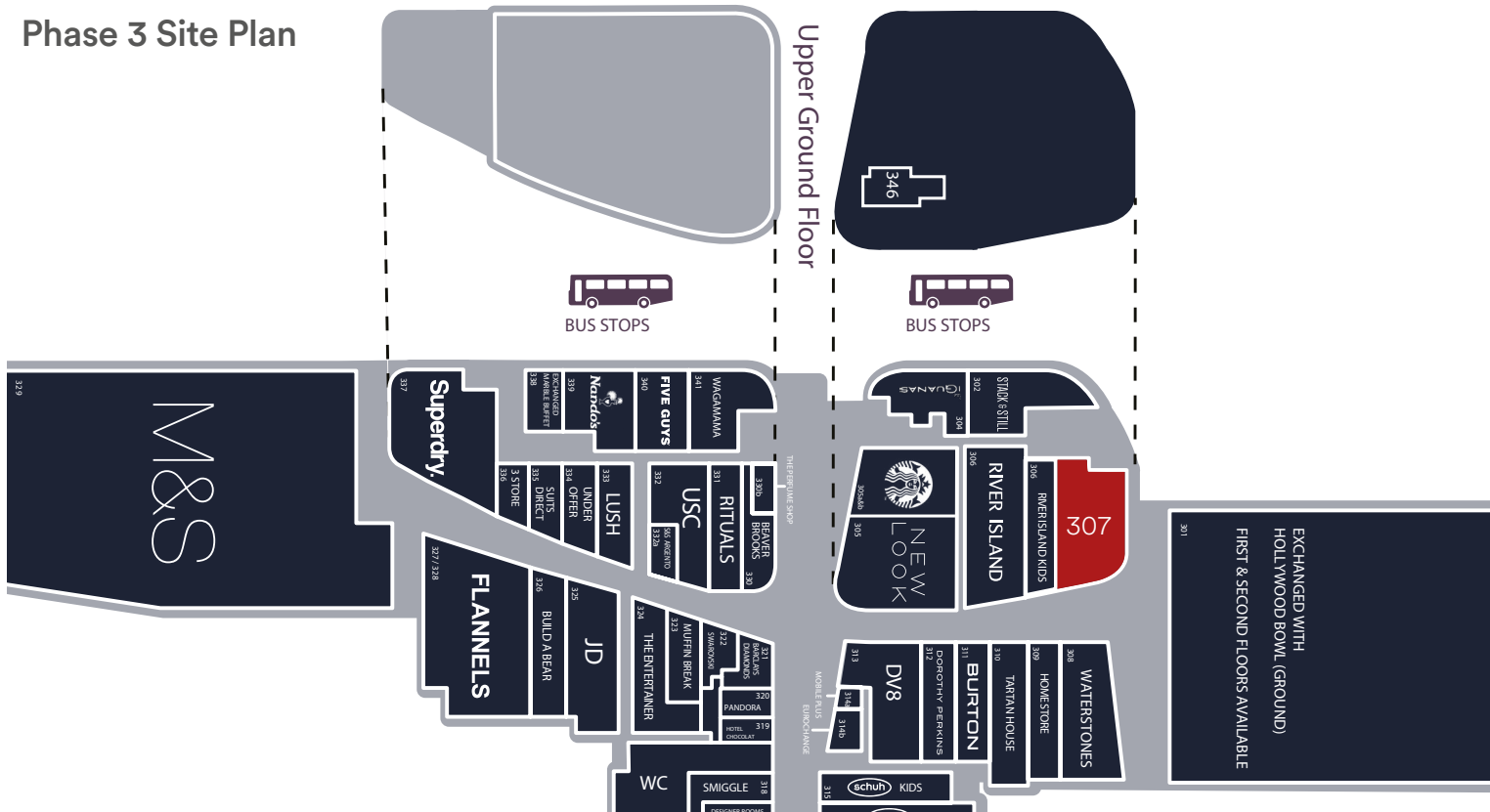
Location

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.





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:

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 MCore

01384 400123
searchlcp.co.uk



Rakesh Joshi 07741 385322
Rjoshi@lcpproperties.co.uk

Simon Eatough 07771 764148
SEatough@lcpproperties.co.uk