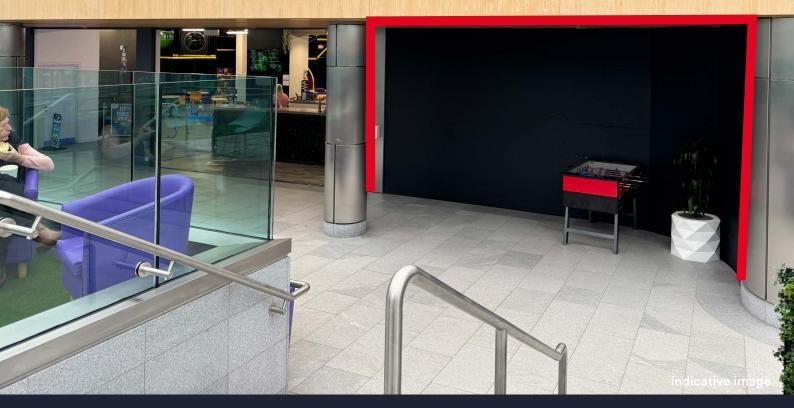
2,379 sq.ft (221 sq.m)



# Phase 3 Unit 346, The Centre, Livingston, EH54 6HR

- First floor premises next to the main entrance
- Next to the Winter Gardens café and Aerial Adventures
- Other nearby retailers include New Look, JD Sports, Flannels and Pandora

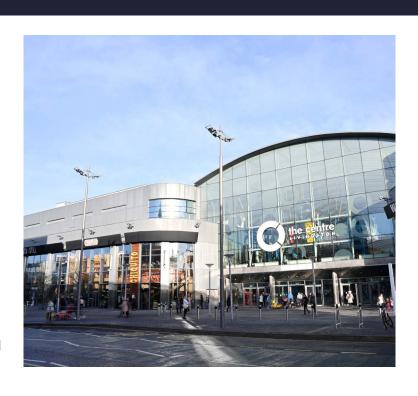
Areas (approx. NIA)	Sq.ft	Sq.m
First Floor	2,379	221
TOTAL	2,379	221

## **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.

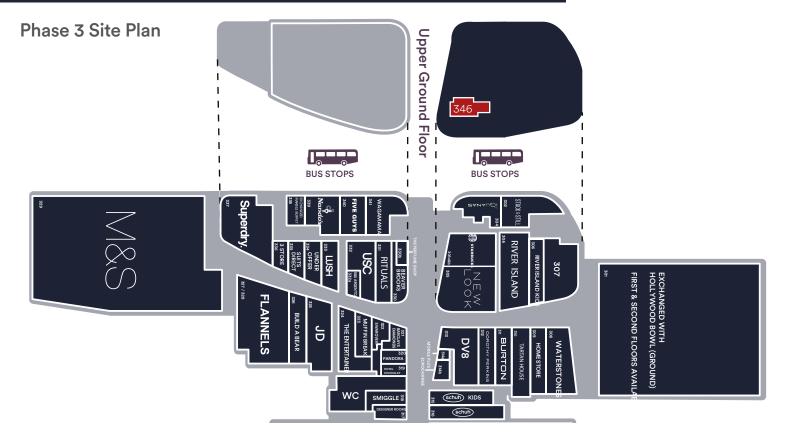
### Location

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 3 Unit 346, The Centre, Livingston, EH54 6HR



#### Rent

£15,000 pa.

#### Rates

Rateable Value £0. 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 £18,011 per annum. Insurance £945 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

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INSEPRESENTATION ACT UPST London & Cambridge Properties Limited (Corposary Number 00095000) the registered office on thick his at CP House, Pensent Estate, Kingswinford, West Midlands DNG 7MA its subsidiaries (as defined in section 155 of the Companies Act 2000) associated companies and employees ("well" give notice that White act or operated and information in its introduces a course in figuration, please let us town and where supportains, we will convert I by the make no appreciated information in this trackine and up to date or complete. We account to limited by the make no appreciated in the formation is course and up to appreciate and up to date or complete. We account to limited the properties of the properties of the properties and up to date or complete. We account to limited the properties of the properties of the properties of the properties and up to date or complete. We account to limited the properties of the properties o