

## immediate viewing Request 07843 560347

## Phase 1 Unit 17c, The Centre, Livingston, EH54 6HR

- Ground Floor with basement retail premises
- Directly next door to ASDA
- Other nearby retailers include Greggs, Iceland, H Samuel, Primark and Poundland

| Sq.ft | Sq.m         |
|-------|--------------|
| 625   | 58           |
| 1,311 | 122          |
| 1,936 | 180          |
|       | 625<br>1,311 |

## 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.





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## Rent

£26,200 per annum.

#### Rates

Rates Payable £10,159. 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  $\pounds 8,415$  per annum. Insurance  $\pounds 1,041$  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

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