

Phase 1 Unit 47, The Centre, Livingston, EH54 6HR

- Ground Floor retail premises
- Adjacent to Warren James and opposite Burger King, Subway
- Other nearby retailers include ASDA, Iceland, H Samuel, Primark and Poundland

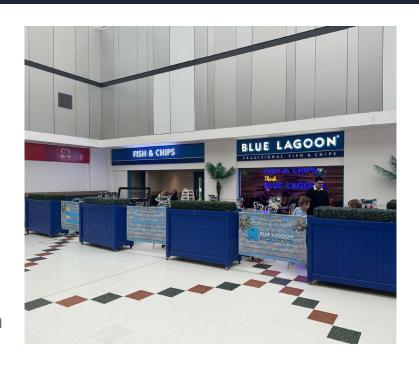
TOTAL	1,084	100.7
First Floor	215	20
Ground Floor	869	80.7
Areas (approx. NIA)	Sq.ft	Sq.m

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 1,166,666 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 1 Unit 47, The Centre, Livingston, EH54 6HR



Rent

£45,000 per annum.

Rates

Rates Payable £22,161. 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 £13,756 per annum. Insurance £650 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. 1997 London & Combridge Properties: Limited (Company Number 07895002) the registered office of which is at LOP House, Personet Estra, Kingswinford, West Midlands DV6 TNA its subsidiaries (as defined in section 1856 of the Companies Accordance to the Companies and amployees ("we") give notice that William these particulars are believed to be covered to agrantate or externant to a receive the property of the covered to agrantate or externant to a receive the property of the covered to agrantate or externant to account the property of the covered to account the property of the covered to account the property of the covered to account the property of the prop