

# TO LET

1,367 sq.ft (127 sq.m)

Subject to VP

15.4m  
footfall

## Phase 1 Unit 86, The Centre, Livingston, EH54 6HR

- Ground Floor retail unit
- Close proximity to ASDA
- Other nearby retailers include Greggs, Iceland, H Samuel, Primark and Poundland

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,367	127
<b>TOTAL</b>	<b>1,367</b>	<b>127</b>

### 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.





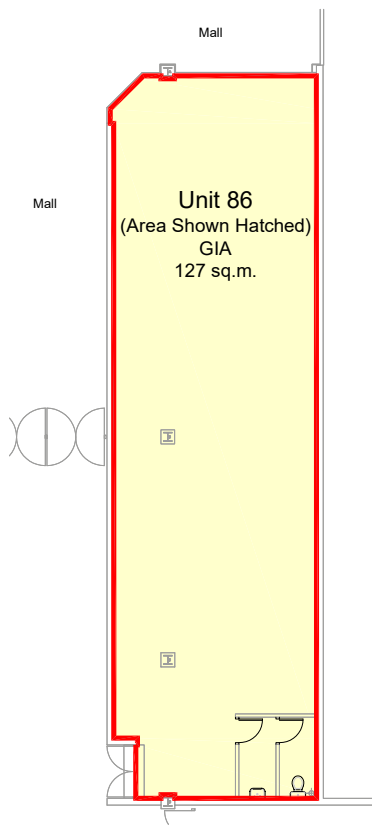




Phase 1 Site Map



Unit Floor Plan



Rent

£45,000 per annum.

Rates

Rates Payable £20,020. 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 £18,548 plus VAT per annum. Insurance £880 plus VAT 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:

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