

Phase 1 Unit 67, The Centre, Livingston, EH54 6HR

- Ground Floor retail premises
- Adjacent to Yours and opposite Iceland and WHSmith
- Other nearby retailers include ASDA, Subway, H Samuel, Primark, and Poundland

TOTAL	1,167	108.5
First Floor	245	22.8
Ground Floor	922	85.7
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.

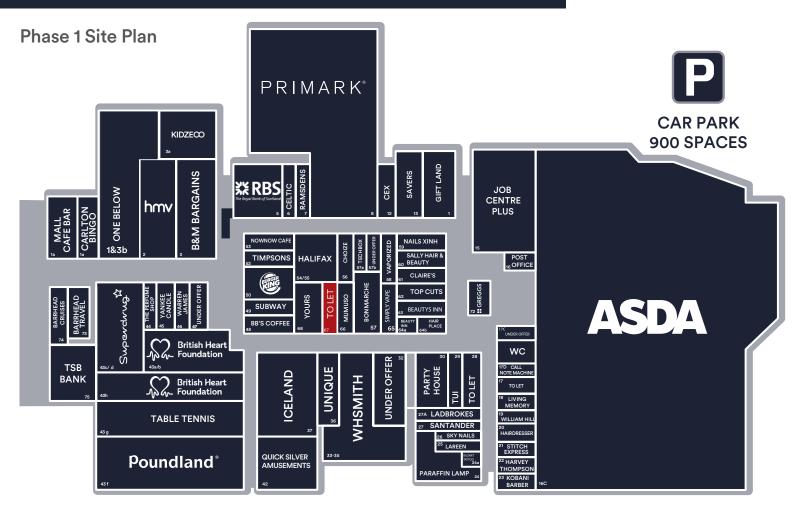
Location

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.





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Rent

£21,000 per annum.

Rates

Rates Payable £9,113. 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 £10,368 per annum. Insurance £645 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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Owned and Managed by



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ISSEPTECENTATION ACT 1907 London & Cambridge Properties. Limited (Company) Number (2009/5000) the registered office of which is at LOP House, Pensent Estate. Kingswinford, West Millands DYG 7MA its subsidiaries (as defined in section 156 of the Companies Act 1000/5000) associated and companies and employees ("we") give notice that Millands or a property of a contract. [We do a to be a test or more all information in the line broken as accurated. The millands are caused in formation, and the broken as accurated in the section 156 of the Companies Act 1000 associated will control as a contract. [We do a to be a test or more all information in the line broken as accurated in the property of a control, and the first interest in the property of the property of