

# DM HALL

To Let  
Retail



Unit 1A,  
The Parkway,  
Livingston,  
West Lothian,  
EH54 6ZW

190.3 SQ M  
2048 SQ FT



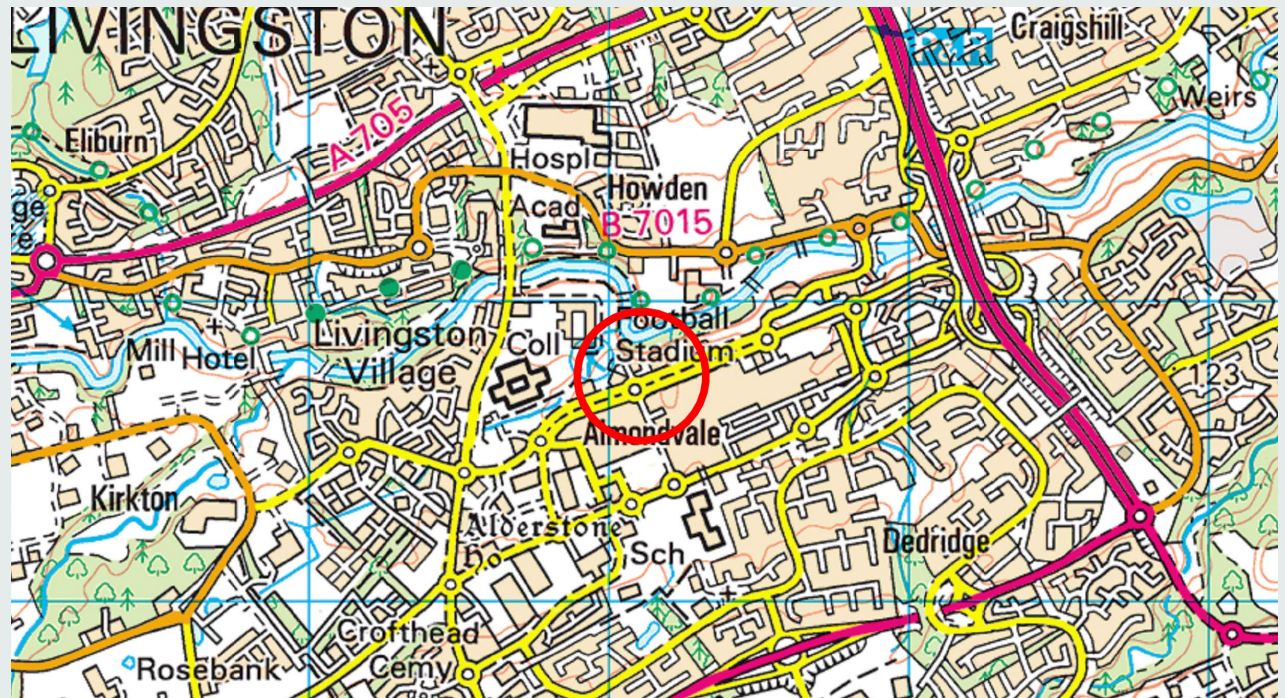
# Property Details

- Highly visible town centre unit.
- Attractive fitout
- Staff mezzanine
- Offers in region of £37,000 per annum plus VAT.

## LOCATION:

Livingston is situated at the heart of Scotland's Central Belt, approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. It boasts excellent transport links to both cities, with a central bus terminal, two train stations, and connections to Scotland's central road network. The town boasts approximately 1million sq.ft of retail, and is a considered a viable retail alternative to Edinburgh and Glasgow.

The subjects are located in a purpose built retail development in the heart of the town centre, sitting just outside the mail mall. The Centre. Nearby occupiers include McDonalds, Marks and Spencers outlet, and The Vue Cinema. Occupiers in the same development include Revolution Spin, Papa Johns, and Sayegh Orthodontist.





# Property Details

## DESCRIPTION:

The subjects comprise an end terrace retail unit, with considerable levels of windows on 3 elevations. The unit has formerly been used as an award winning hair salon, with some elements of fitout remaining. The unit is alarmed with air conditioning.

There is also an mezzanine which was created as staff rooms, with private areas and a staff toilet.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Retail	145.3	1564
Mezzanine	staff	45.00	484
<b>Total</b>		<b>190.3</b>	<b>2048</b>

## SERVICES:

There is a service charge covering common estate charges. Details are available on request.

## TENURE:

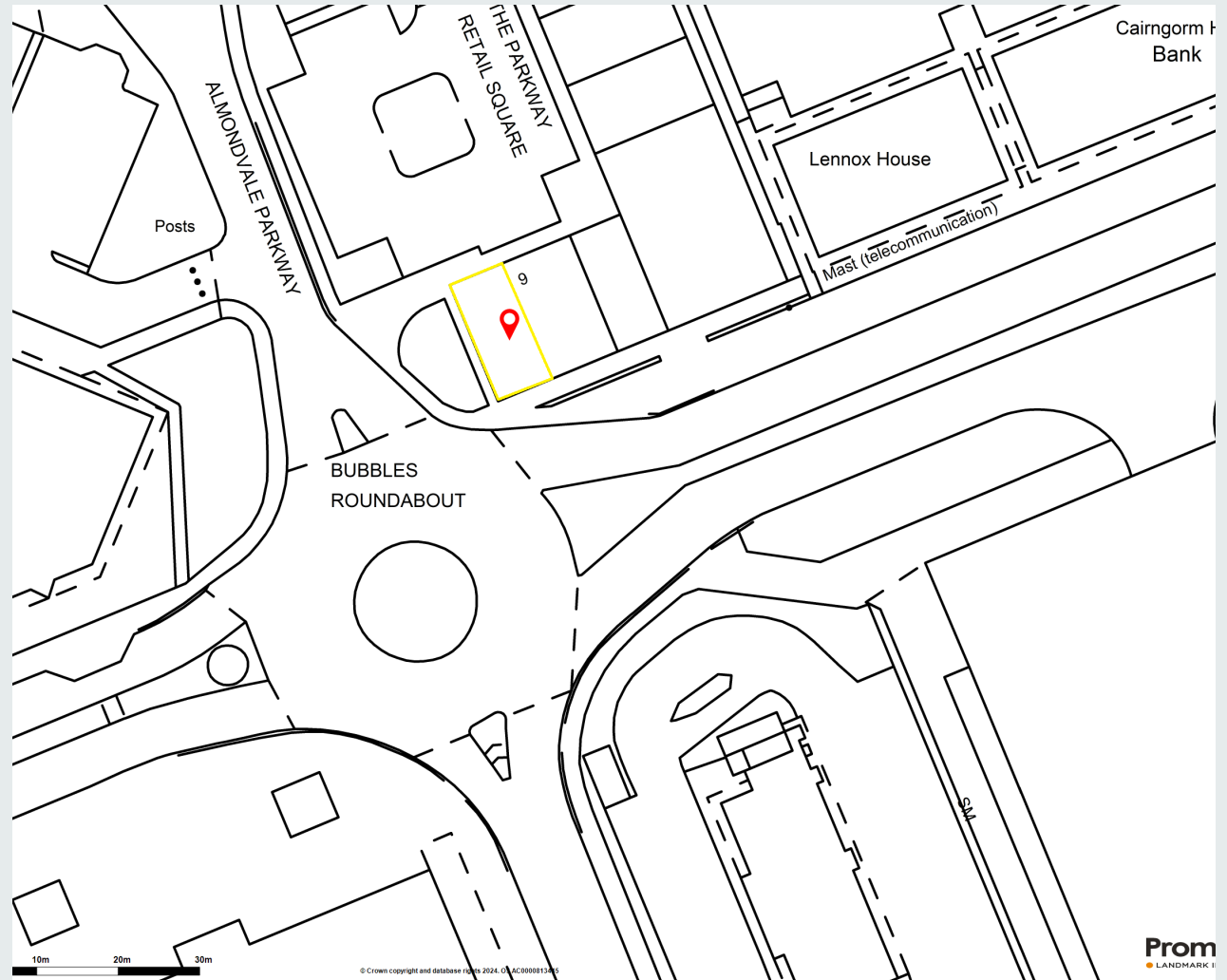
The property is offered on the basis of leasehold only.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is E

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £27,600 per annum.



# Property Details

## PROPOSAL:

Our clients are seeking leases on standard commercial terms of 5 years or longer, on an initial rental of £37,000 per annum plus VAT.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Graeme Pollock

Graeme.pollock@dmhall.co.uk

07507 562 652

**DM Hall LLP**

**Law House, Fairbairn Place  
Livingston, EH54 6TN**

01506 497010

**DM HALL**



Regulated by  
**RICS**