

# DM HALL

# To Let

## Retail

Units 2 and 3  
Howden West Road  
Livingston  
EH54 6AA



Up to  
351.5SQ M  
3783 SQ FT

# Property Details

- Highly Visible Retail unit opposite St Johns Hospital
- Popular Retail local centre
- Suitable for a variety of uses
- Rent £50,000 per annum

## LOCATION:

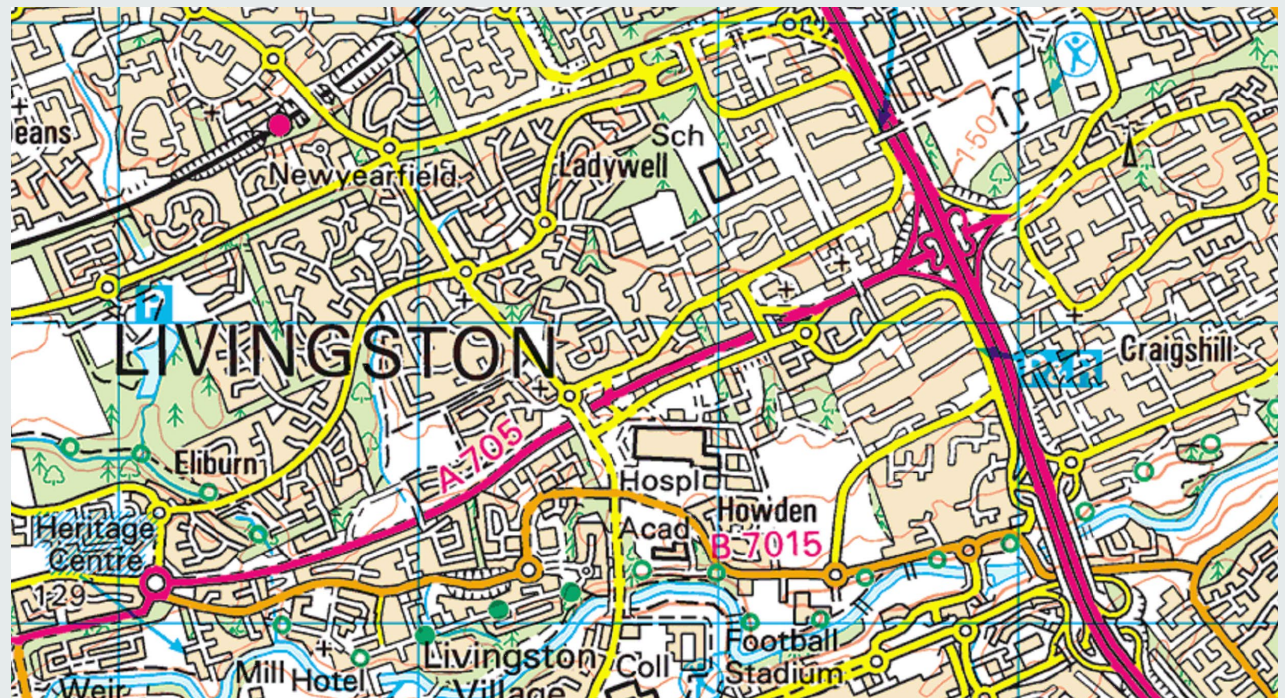
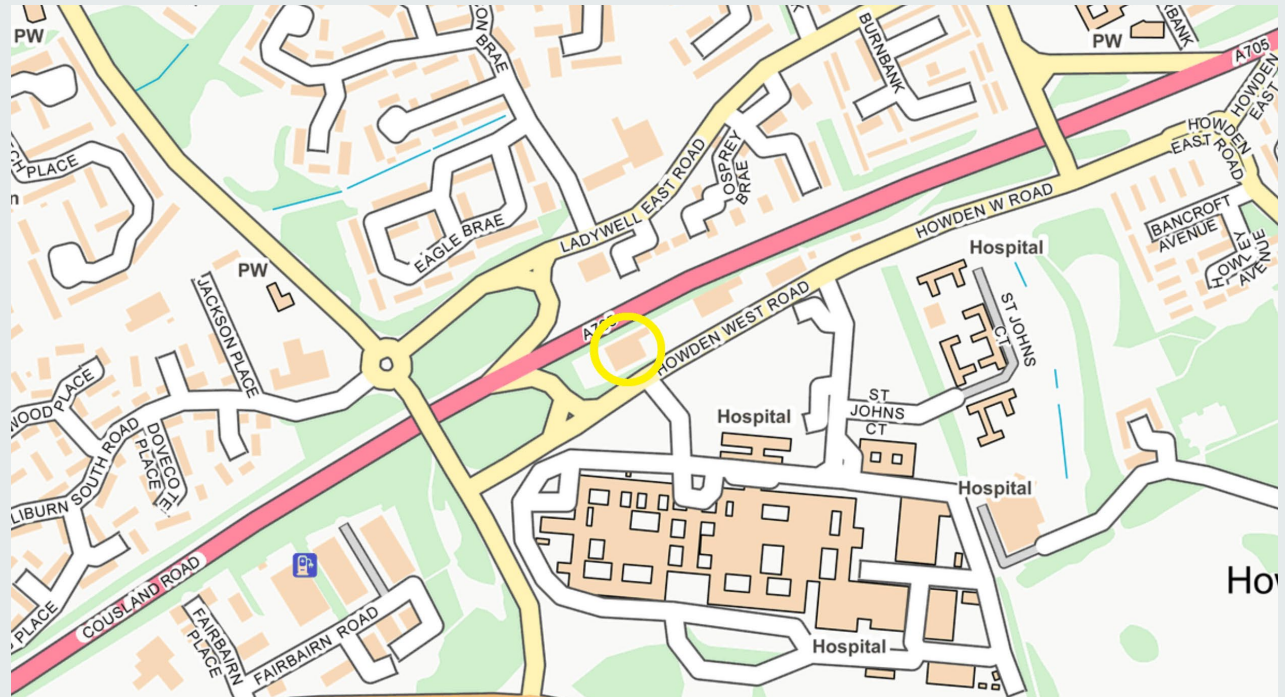
Livingston is situated at the heart of Scotland's Central Belt, approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. It boasts excellent transport links to both cities, with a central bus terminal, two train stations, and connections to Scotland's central road network. The town boasts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

The subjects are located in a purpose built retail development on Howden West Road, which looks onto St Johns Hospital. The unit is in a highly visible location in a popular retail area, with a CoOp Supermarket occupying the development. Other neighbours include Shell filling Station, Enterprise Rent-A-Car and the Scottish Ambulance Service.

## DESCRIPTION:

The previous occupier held a lease over the whole subjects, with a coffee shop and beauty therapist occupying space on sub-lease. As such, there are three distinct spaces, with separate accesses into the salon and coffee shop. Internally, there are elements of the tenants previous fitout that could be utilised.

The property is of steel frame construction with steel cladding externally, with plastered internal walls finished to a high degree. There are separate staff areas and toilets within the salon space, with the coffee shop offering seating for up to 20 people.



# Property Details

Other benefits include

- Large common car parking at front and rear.
- Attractive landscaping around property
- Alarm
- Air conditioning.

## 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
Unit 2A	Retail	202.35	2178
Unit 2B	Retail	65.27	703
Unit 3	Coffee Shop	83.86	903
<b>Total</b>		<b>351.48</b>	<b>3783</b>

## SERVICES:

At present, the units share a common electricity supply. Toilets are also shared.

## TENURE:

Leasehold

## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

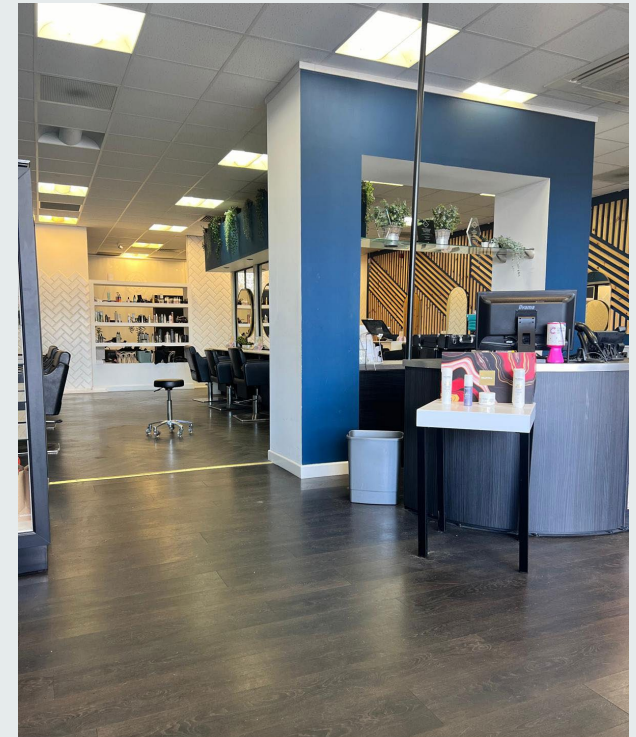
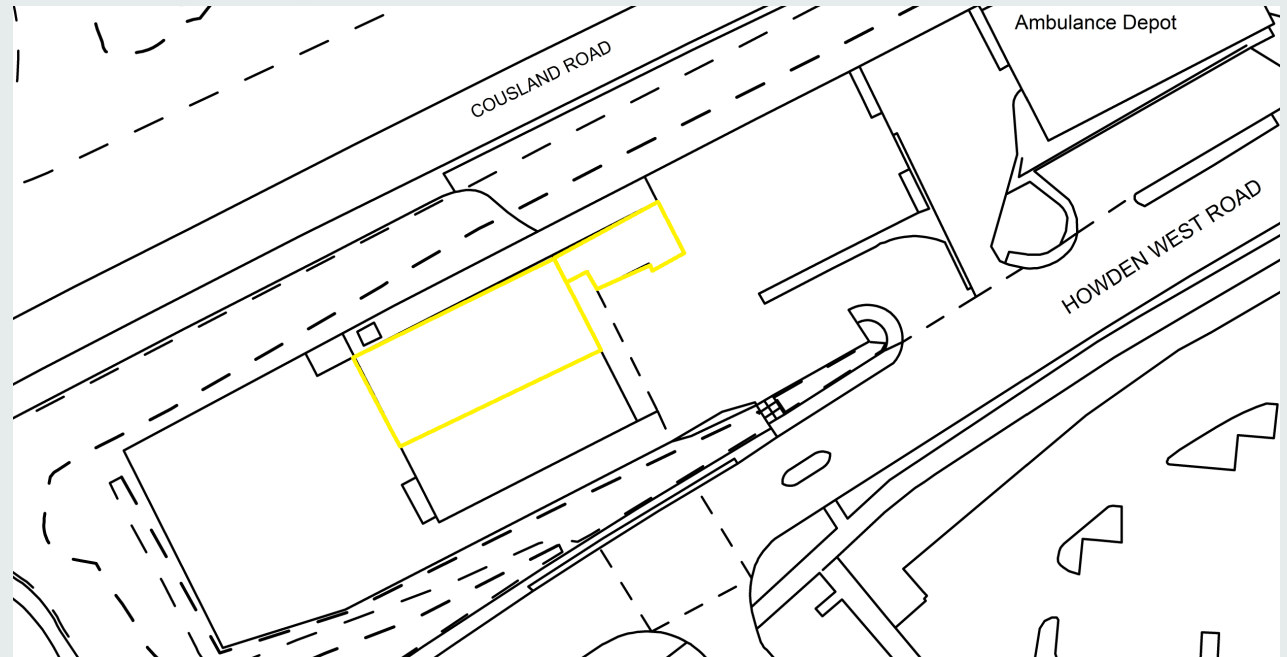
According to the Scottish Assessors' Association website, the subjects are noted to have the following rateable values.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## PROPOSAL:

The entire subjects are available for lease on standard commercial terms at an annual rental of offers in the region of £50,000 per annum.

Sub-division may be considered on request, subject to contract and covenant.



# Property Details

## 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

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**DM HALL**



Regulated by

**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.