

Location

Located in Almondvale South Retail Park approximately 1.5 miles south of Livingston town centre.

Almondvale South Retail Park is an extension to the wider Almondvale Retail Park and is anchored by a large Sainsbury's superstore and provides a wide range of retail and leisure offerings. Occupiers on the scheme include KFC, Toys R Us, Sports Direct, Home Bargains, Sainsbury's, Aldi, Starbucks and Marston's.

HIGHLIGHTS

- + Prime retail park and leisure destination on the outskirts of Livingston
- Nearby occupiers include KFC, Toys R Us, Sports Direct, Home Bargains, Sainsbury's, Aldi, Starbucks and Marston's
- + Fully fitted ground floor restaurant
- Good transport links with the M8 and A71 located nearby as well as Livingston North and South train stations
- + GIA approx. 361 sq m (3,887 sq ft)

Description

The restaurant premises comprises a ground floor detached unit in Almondvale South Retail Park.

Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 180 customers. Ancillary accommodation includes catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal area:

Ground Floor 361 sq m (3,887 sq ft)

FRANKIE & BENNY'S, LIVINGSTON Retail Park Dedridge North, EH54 6XG



Tenure

Held for a term of 15 years with effect from 25 December 2004 and extended to 31 May 2027 at a current rent of £80,000 per annum. The lease benefits from a mutual break option on 1 December 2024 upon at least 6 months written notice. If break notice is not exercised, there will be a period of 3 months rent free from 1 December 2024. The most recent annual service charge was £3,547.

Rateable Value

2023 £78,200

EPC

C-39

Viewings

The restaurant is currently closed so all viewings must be arranged via the sole agents Savills.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

VAT

All figures quoted are exclusive of VAT.

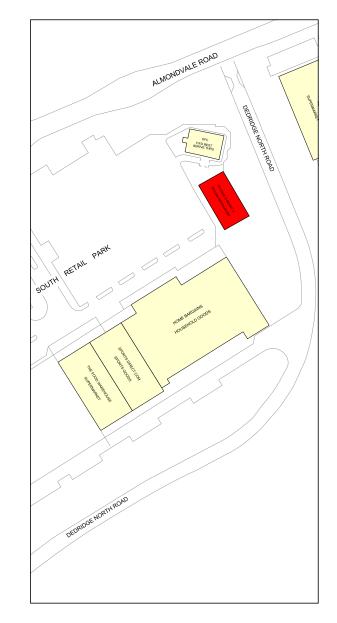
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