



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

savills

