

TO LET

Ground and First Floors

4,104 sq.ft (381 sq.m)

14m
footfall



Phase 3 Unit 309, The Centre, Livingston, EH54 6HR

- Ground and first floor retail premises next to Waterstones
- Opposite River Island and River Island Kids
- Other nearby retailers include New Look, JD Sports, Flannels and Pandora

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,164	201
First Floor	1,940	180
TOTAL	4,104	381

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.

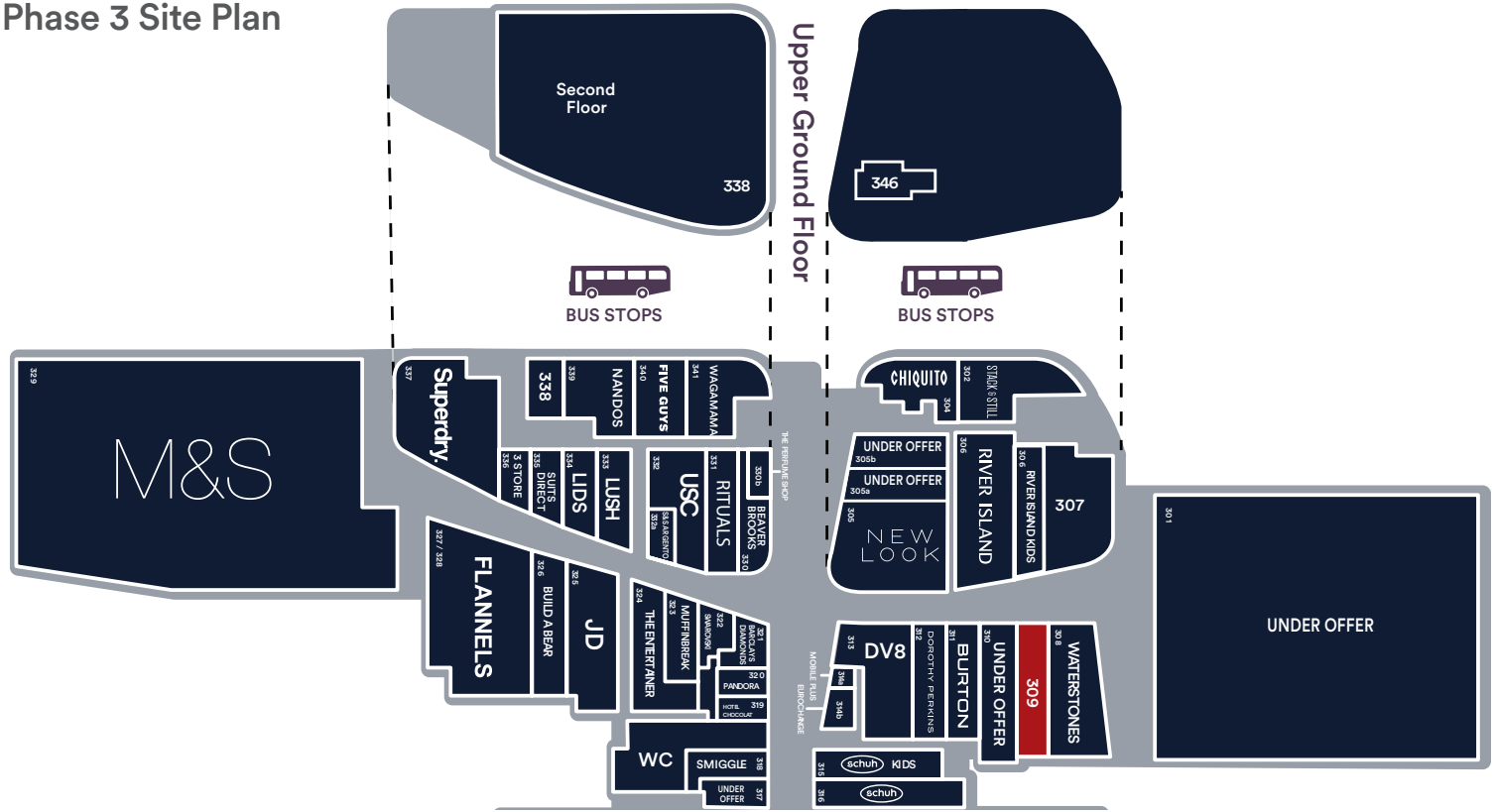
Location

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.





Phase 3 Site Plan



Rent

£55,000 pa.

Rates

Rateable Value TBC. Rates Payable £17,131. 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 £36,309 per annum. Insurance £1,682 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 incoming 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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