

# TO LET

Ground and First Floor

1,124 sq.ft (104 sq.m)

14m  
footfall



Immediate Viewing Request 07843 560347

## Phase 1 Unit 66, The Centre, Livingston, EH54 6HR

- Ground floor with basement retail premises
- Opposite Unique and WH Smith
- Other nearby retailers include ASDA, Iceland, H Samuel, Primark and Poundland

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	885	82
First Floor	239	22
<b>TOTAL</b>	<b>1,124</b>	<b>104</b>

### 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.

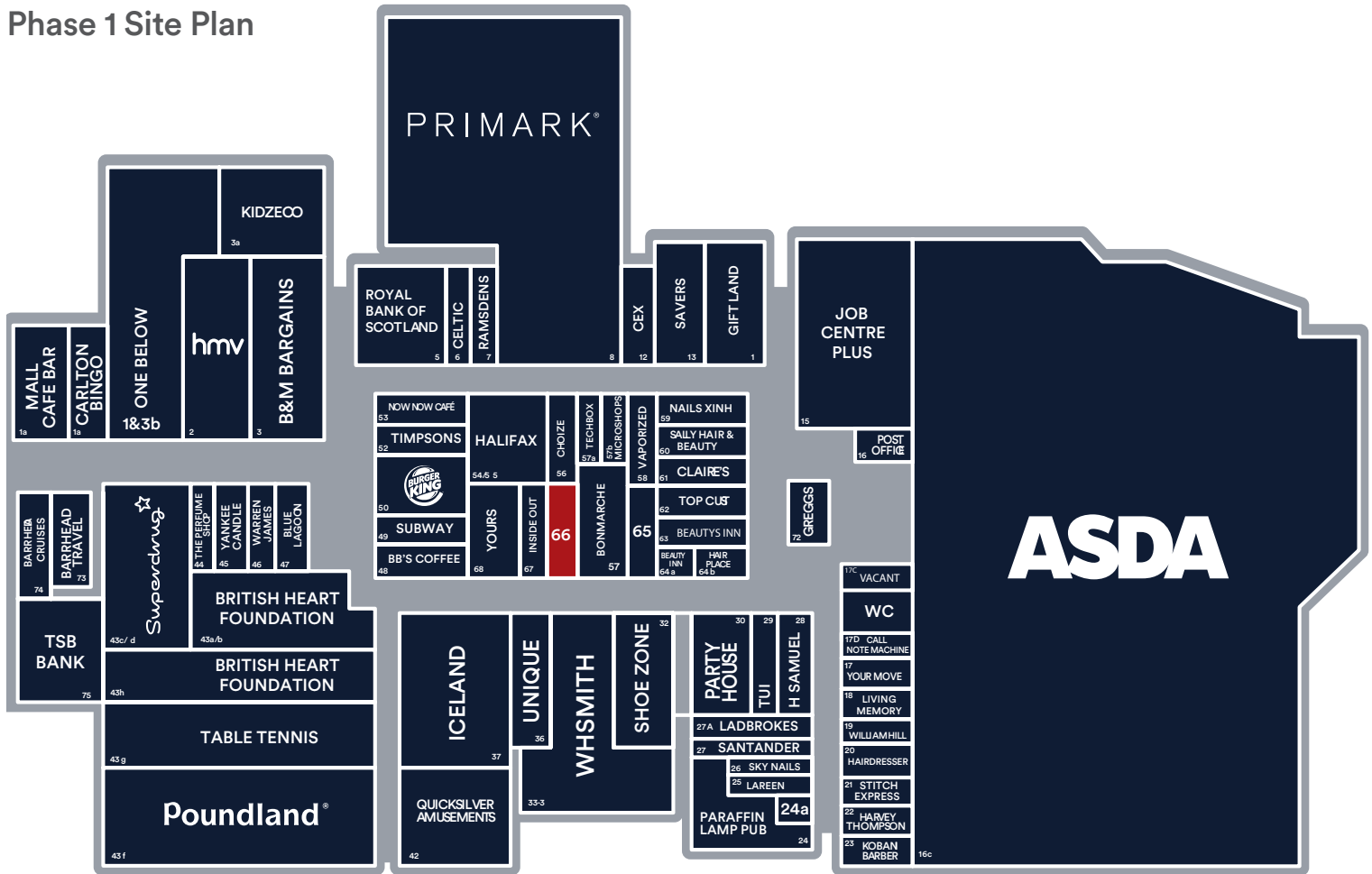








## Phase 1 Site Plan



### Rent

£25,000 pa.

### Rates

Rateable Value TBC. Rates Payable £9,362. 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 £9,837 per annum. Insurance £356 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:

**savills.co.uk/retail** **savills**  
**0131 247 3800**

**Stuart Moncur** 07887 795506  
Stuart.moncur@savills.com

**Charlie Hall** 07807 999693  
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**0131 226 2641**  
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