



flavour to perfection

BUSINESS FOR SALE

- HIGH-VISIBILITY AREA
- EXCELLENT STREET FRONTAGE
- SPACIOUS INTERIOR
- 1006 SqFt (93.5 SqM)

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Unit 2, The Parkway Retail Square, Livingston, EH54 6ZW

LOCATION

Livingston is the retail and administrative centre for West Lothian, strategically located next to the M8 motorway, approximately 15 miles west of Edinburgh and 30 miles east of Glasgow. The property benefits from being in close proximity to key transport links, making it easily accessible for both customers and employees.

THE PROPERTY

This commercial property is located in the bustling Parkway Retail Square in Livingston, offering excellent frontage and large display windows ideal for attracting foot traffic. The property is situated in a prominent town centre location, adjacent to major retail attractions such as the Almondvale Shopping Centre and the Livingston Designer Outlet Mall.

ACCOMMODATION

NIA	SqFt	SqM
FLOOR	1006	93.5
TOTAL	1006	93.5

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

£21,200

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.



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LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

BUSINESS FOR SALE

POA

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

For more information or to arrange a viewing please contact -

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