



To Let

Unit 24A
1,297 sq.ft. (120.49 sq.m.)

Location

Livingston is located at the heart of Scotland's Central Belt, 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.

The Centre extends to over 980,000 sq ft of prime retail space with key anchor tenants including **Marks & Spencer**, **Primark** and **Asda Walmart**. In turn The Centre attracts in excess of 1,250,000 visitors a month.

Together with the above, this part of the mall attracts high levels of footfall with nearby occupiers including Santander, **Ladbroke's**, **Asda**, **H Samuel** and **Perfect Home**.

Description

The subjects comprise a retail unit arranged over the first floor, extending to the following approximate net internal floor area:

First Floor Area	1,297 sq.ft.	120.49 sq.m.
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the centre
LIVINGSTON

Rent

Offers in excess of **£12,000** per annum exclusive are invited.

Terms

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£15,800**. (Each new occupier has the right of appeal against this figure). Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2022/23 of **£7,868**. The subjects may be eligible for 25% rates relief through the Small Business Bonus Scheme, subject to conditions.

Centre Map



Service Charge

The estimated annual service charge for the current financial year is **£11,963.55**.

EPC

EPC Rating = F

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Hines



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