



To Let

Unit 346
2,255 sq.ft. (209.5 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 **Debenhams**, **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 **H&M**, **River Island**, **Chiquito** and **Harvester**.

Description

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

Ground Floor Area	2,255 sq.ft.	209.5 sq.m.
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the centre
LIVINGSTON

Rent

Offers in excess of **£25,000** 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

The property is yet to be assessed for rating purposes. Interested parties should verify this with the Local Authority Assessors.

Service Charge

The estimated annual service charge for the current financial year is **£14,398.67**.

EPC

EPC Rating = D

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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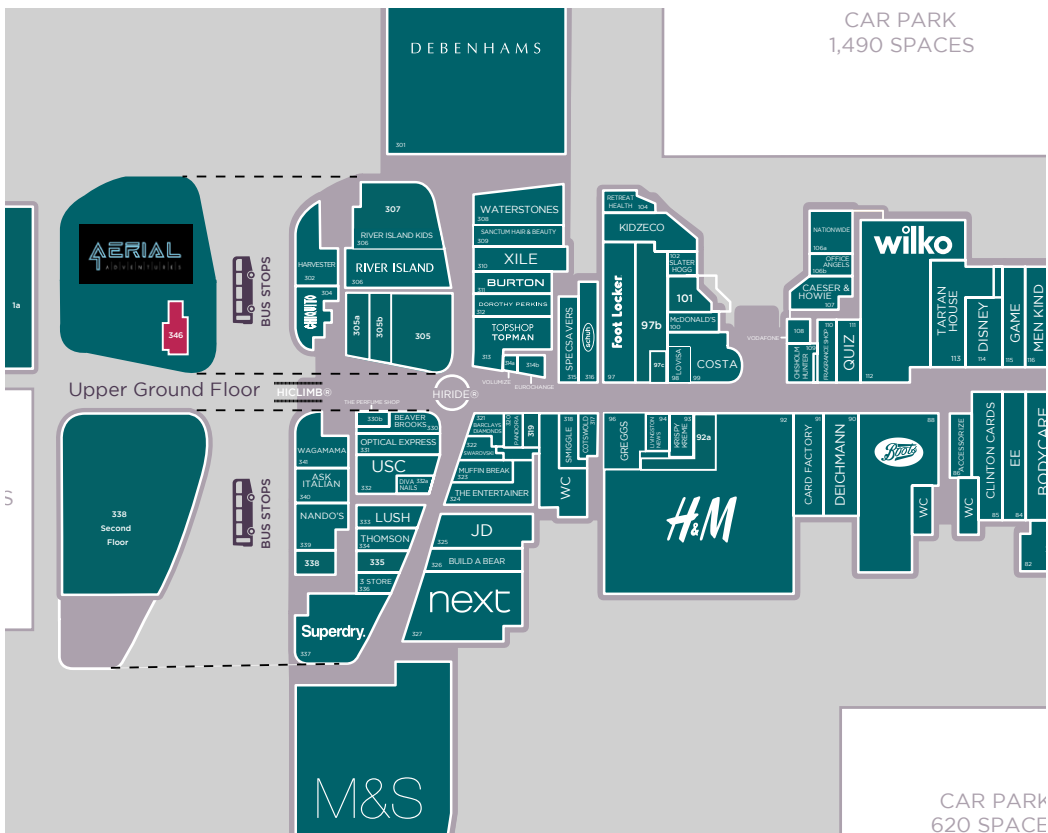
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Centre Map



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