

TO LET

Ground and First Floor

1,185 sq.ft (110 sq.m)



Phase 1 Unit 65, The Centre, Livingston, EH54 6HR

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

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	939	87
First Floor	246	23
TOTAL	1,185	110

Description

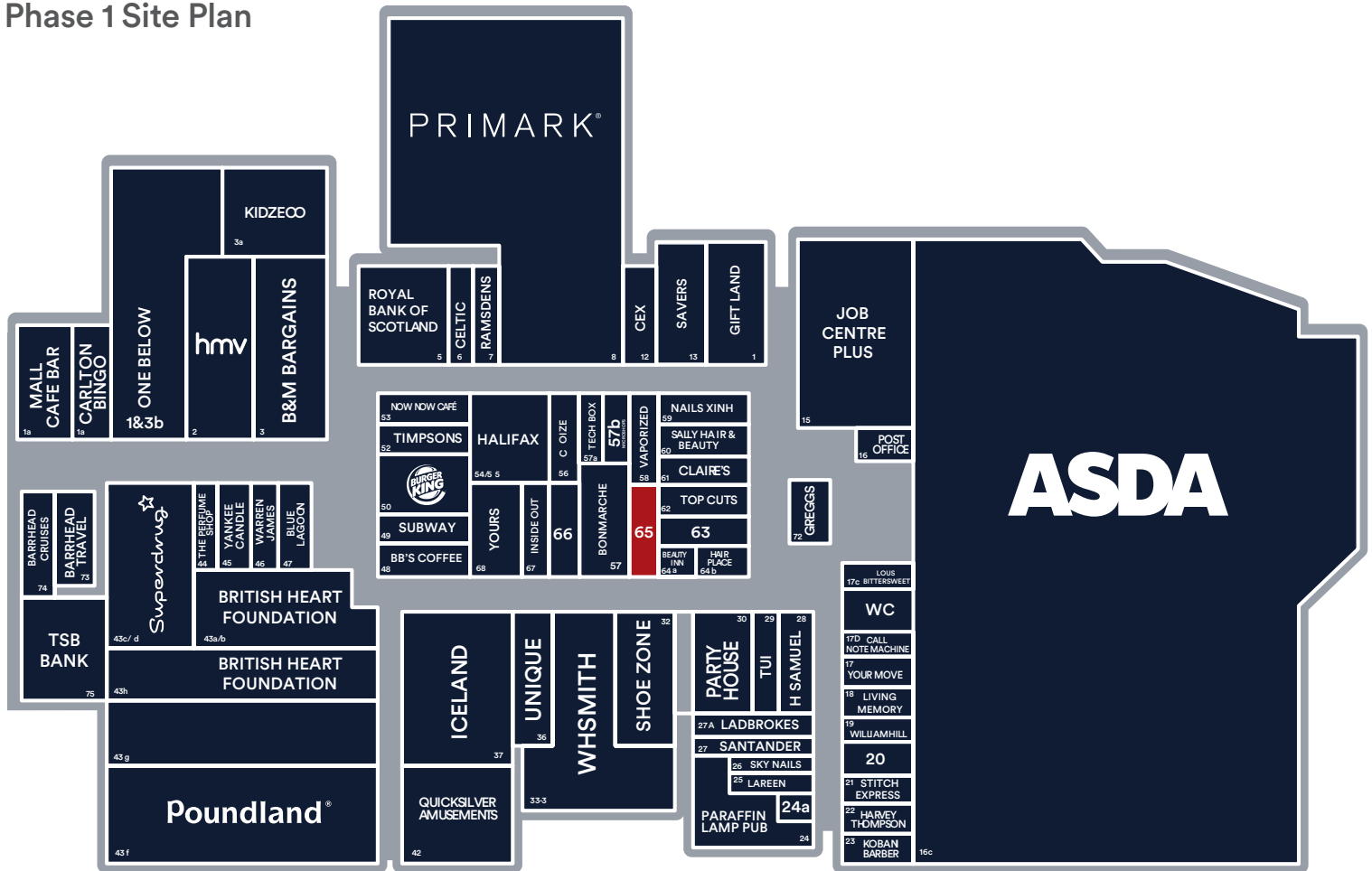
The Centre Livingston offers 7,200 car parking spaces. With key fashion anchors including Flannels, River Island, Primark, JD, M&S, H&M and Schuh, The Centre is the natural choice for the fashion-conscious shopper. This offer is bolstered by other popular retailers such as Boots, Superdrug and F&B outlets including Five Guys, Wagamama, Nando's, Subway and Greggs.

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

POA.

Rates

Rateable Value £18,800. Rates Payable £8,864. 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 £10,605 per annum. Insurance £373 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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