

TO LET

Ground and First Floor

17,917 sq.ft (1,665 sq.m)

15.4m
footfall



Phase 2 Unit 112, The Centre, Livingston, EH54 6HR

- Ground and first floor retail premises
- Directly opposite Boots
- Other nearby retailers include Card Factory, Deichmann, Quiz and H&M

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	12,659	1,176
First Floor	5,258	489
TOTAL	17,917	1,665

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 1,225,000 visitors a month.

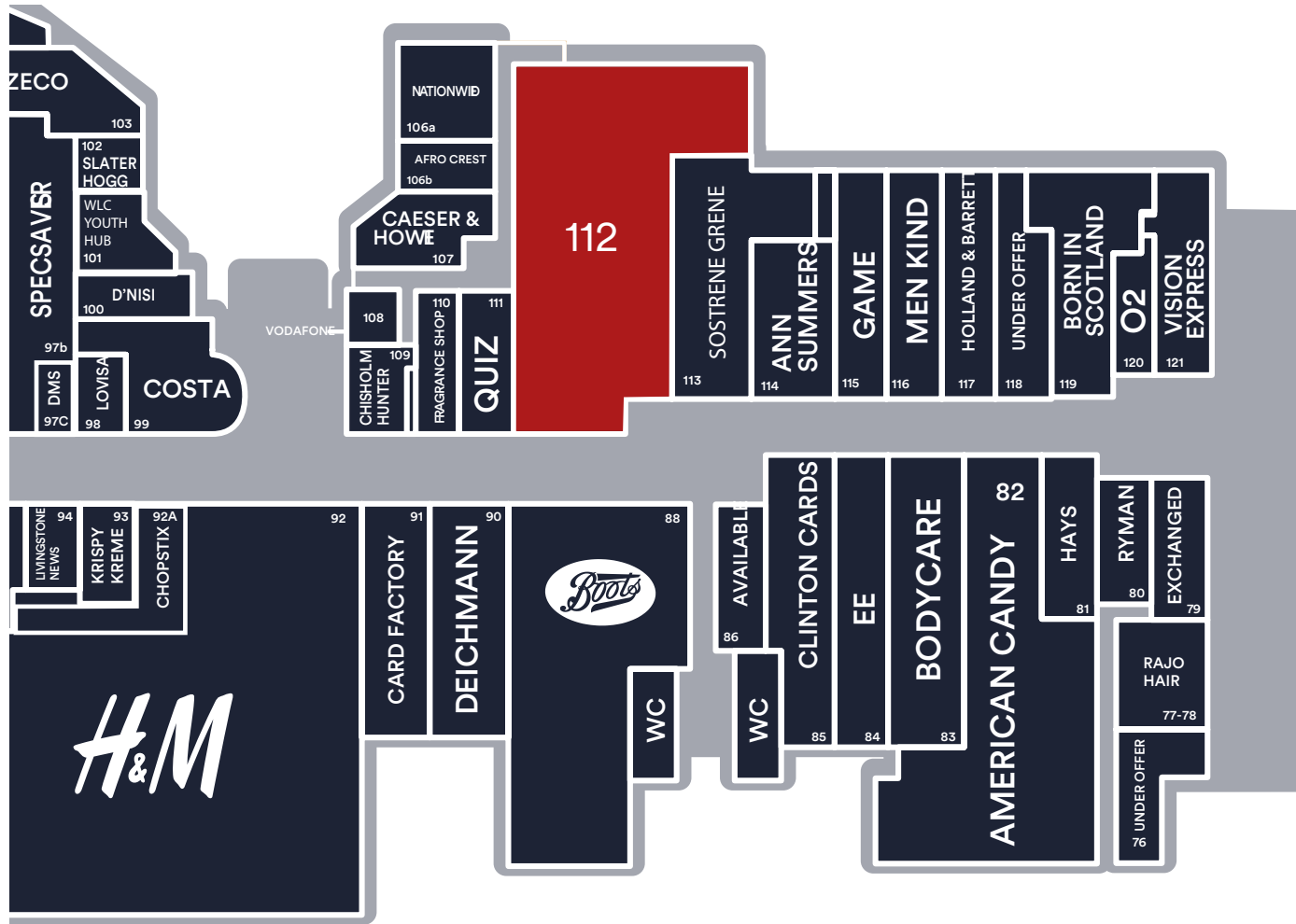
Location

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 2 Site Plan



Rent

POA.

Rates

Rates Payable £58,136. 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 £204,897 per annum.

Insurance £12,510 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:



Stuart Moncur 07887 795506
Stuart.moncur@savills.com

Charlie Hall 07807 999693
Charlie.hall@savills.com



Alastair Rowe 07747 747280
arowe@eyco.co.uk

Alexandra Campbell 07425 335353
acampbell@eyco.co.uk

Ruari Hobkirk 07507 689 448
rhobkirk@eyco.co.uk

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**01384
400123**

searchlcp.co.uk



Rakesh Joshi 07741 385322
Rjoshi@lcpproperties.co.uk

Simon Eatough 07771 764148
SEatough@lcpproperties.co.uk