

## Phase 3 Unit 309, The Centre, Livingston, EH54 6HR

- External Visibility with the ability to trade outside normal centre hours
- Suitable for Retail, Leisure or Food and Beverage use
- Key anchor tenants including Marks & Spencer, Primark, ASDA and Nando's

TOTAL	4,104	381
First Floor	1,940	180
Ground Floor	2,164	201
Areas (approx. NIA)	Sq.ft	Sq.m

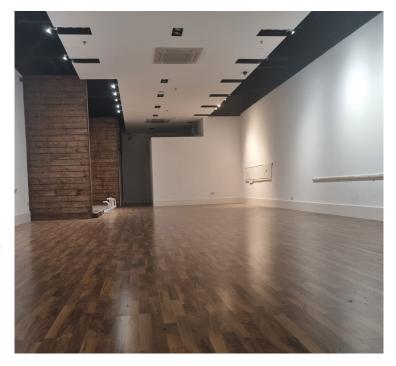
#### Description

The subjects comprise a retail unit arranged over ground and first floors, with mezzanine floor and lift shaft space.

The Centre extends to over 1 million sq ft of prime retail space with key anchor tenants including Marks & Spencer, Primark and Asda. 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 Waterstones, River Island, New Look and H&M. It benefits from circa 1,225,000 visitors a month.

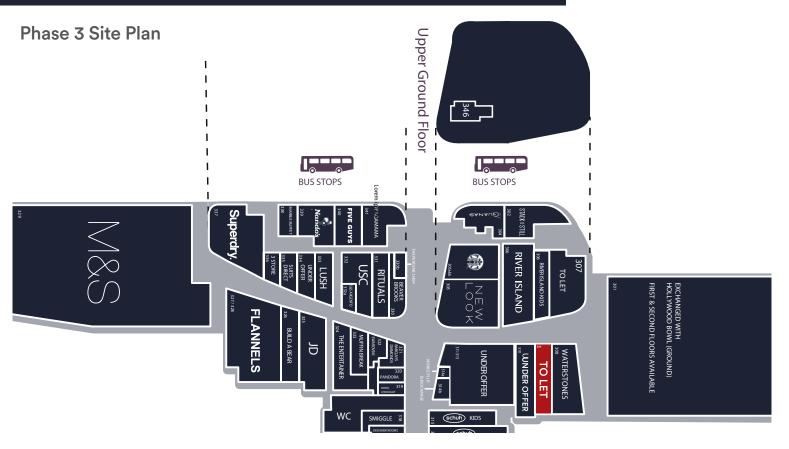
#### Location

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.





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#### Rent

£50,000 per annum

#### Rates

Rates Payable £17,131. 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 £37,129 per annum. Insurance £2,955 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

## **Energy Performance**

Rating: D. Further information available upon request.

## **Planning**

It is the ingoing 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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