

# TO LET

1st Floor Retail/Storage Space

2,379 sq.ft (221 sq.m)

15.4m  
footfall



Indicative image

## Phase 3 Unit 346, The Centre, Livingston, EH54 6HR

- First floor premises next to the main entrance
- Next to the Winter Gardens café and Aerial Adventures
- Other nearby retailers include New Look, JD Sports, Flannels and Pandora

Areas (approx. NIA)	Sq.ft	Sq.m
First Floor	2,379	221
<b>TOTAL</b>	<b>2,379</b>	<b>221</b>

### 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.



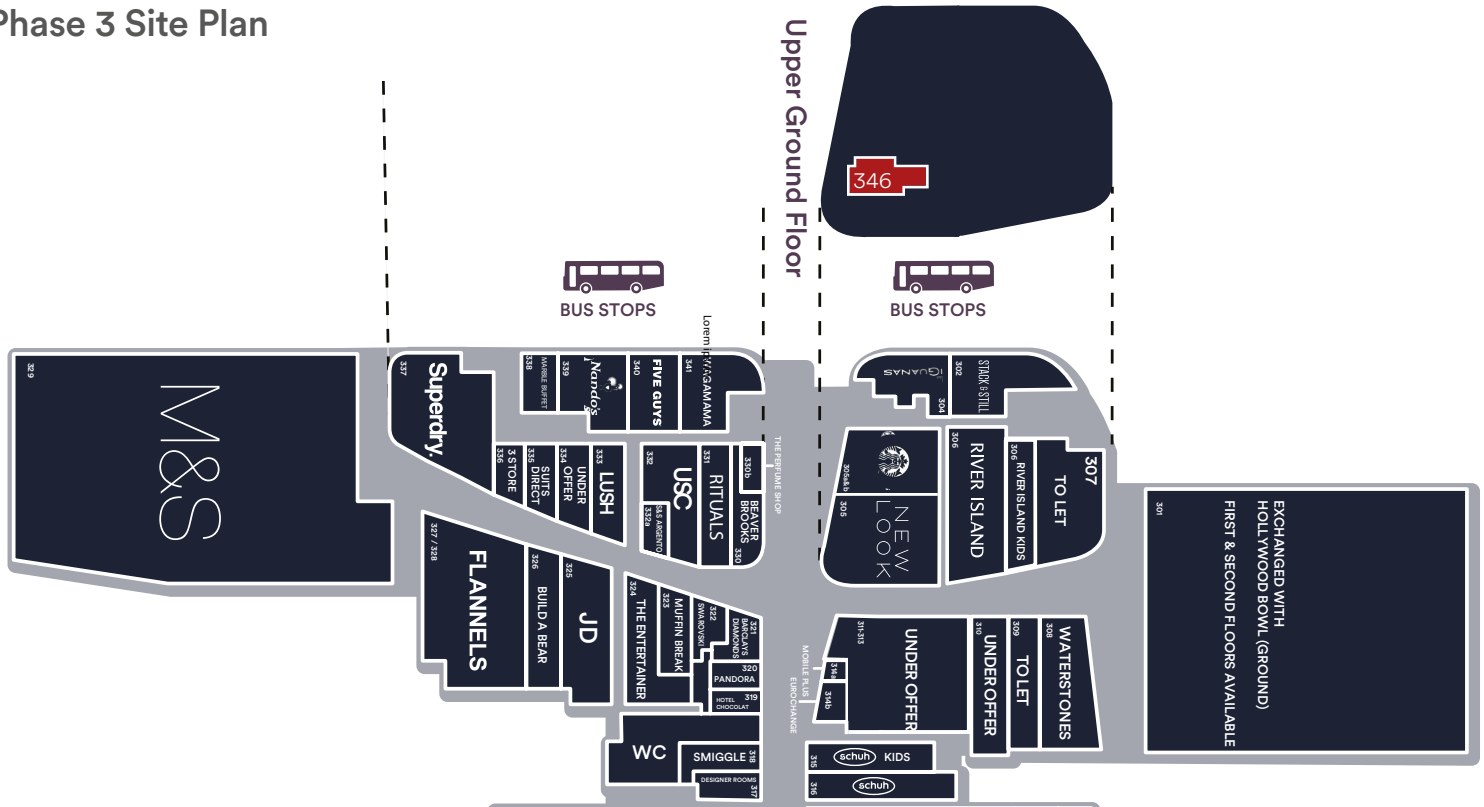


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## Phase 3 Site Plan



### Rent

£15,000 pa.

### Rates

Rates Payable estimated at £11,952. 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 £18,011 per annum. Insurance £1,660 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 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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