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



## 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
TOTAL	2,379	221

### **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.

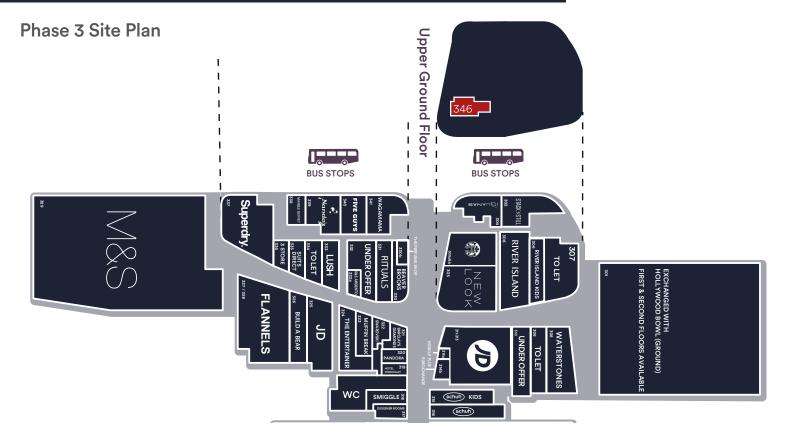
#### Location

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



#### 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**

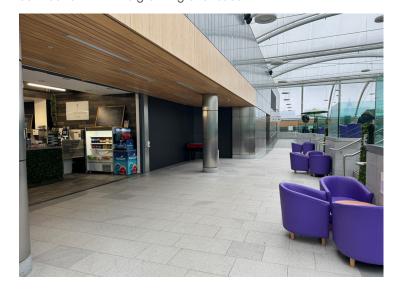
Further information available upon request.

#### **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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Owned and Managed by



Simon Eatough 07771 764148 SEatough@lcpproperties.co.uk

ISREPIESENTATION ACT 1907 London & Cambridge Properties. Limited (Company) Number (20095000) the registered office of which is at LCP House, Pensent Estate. Kingswinford, West Mildlands 1906; 787 Mal is subsidiaries (as defined in section 1156 of the Companies Area agreement of the companies and employees ("we") give notice that White area on expression and information in its introduce is accurated. If you find any incacurate information is course and up to date or complete. We accuse to liability for any loss or damage caused by inaccurate information. This brockness are course in registered to the companies and the course of the course