

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
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

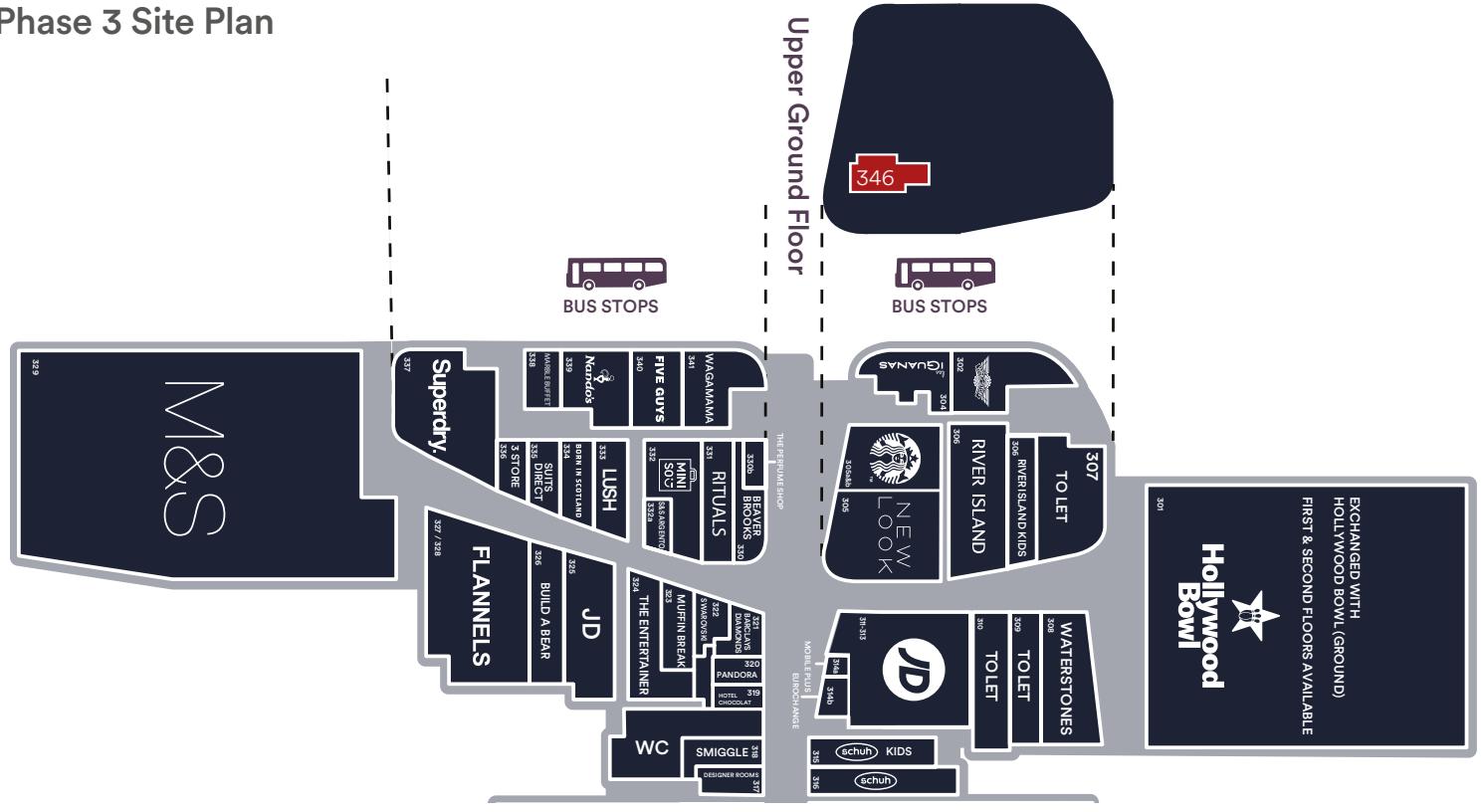
Approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston has key transport links to both cities by way of a central bus terminal, two train stations and connections to Scotland's central road network.



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



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:



Stuart Moncur 07887 795506

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