

TO LET

Ground Floor

2,325 sq.ft (216 sq.m)

15.4m
footfall



SUBJECT TO VP

Phase 2 Unit 92A, The Centre, Livingston, EH54 6HR

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

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,325	216
TOTAL	2,325	216

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

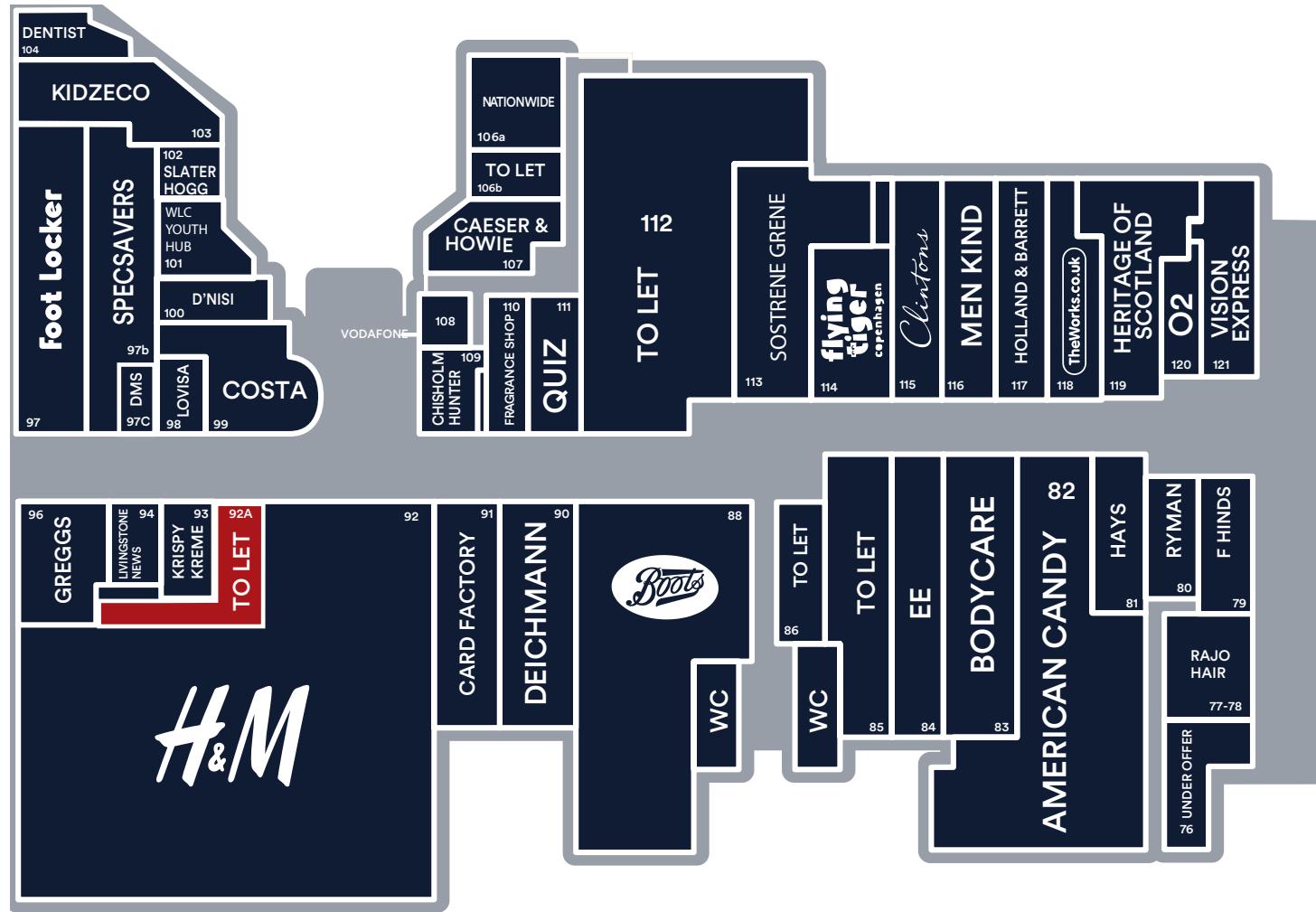
Approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston has key transport links to both cities by way of a central bus terminal, two train stations and connections to Scotland's central road network.



Phase 2 Unit 92A, The Centre, Livingston, EH54 6HR



Phase 2 Site Plan



Rent

£70,000 per annum.

Rates

Rates Payable £36,134. 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 £31,051 per annum. Insurance £1,600 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Viewing Strictly via prior appointment with the appointed agents:

Owned and Managed by



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 689448
rhobkirk@eyco.co.uk

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Simon Eatough 07771 764148
SEatough@lcpproperties.co.uk

