

Phase 1 Unit 17c, The Centre, Livingston, EH54 6HR

- Ground Floor with basement retail premises
- Directly next door to ASDA
- Other nearby retailers include Greggs, Iceland, H Samuel, Primark and Poundland

TOTAL	1,936	180
Basement	1,311	122
Ground Floor	625	58
Areas (approx. NIA)	Sq.ft	Sq.m

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 1,166,666 visitors a month.

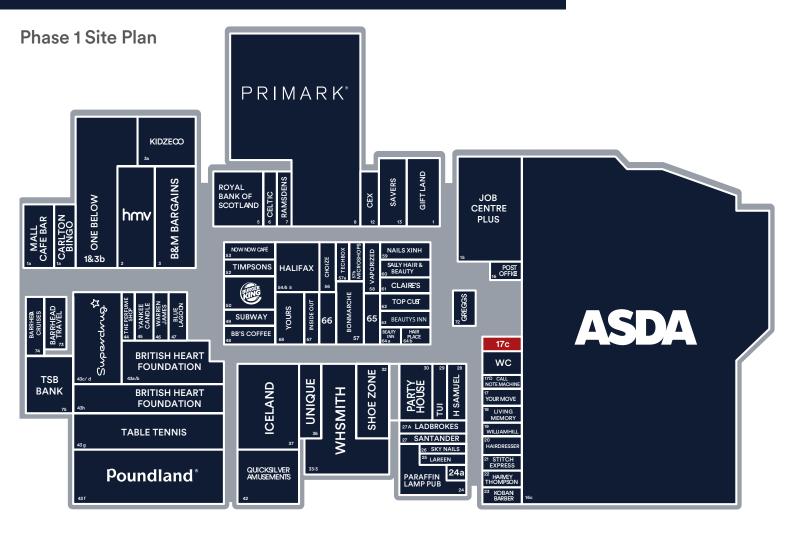
Location

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 1 Unit 17c, The Centre, Livingston, EH54 6HR



Rent

£26,200 per annum.

Rates

Rateable Value TBC. Rates Payable £10,159. 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 £8,415 per annum. Insurance £593 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 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

Owned and Managed by



Rakesh Joshi 07741 385322 RJoshi@lcpproperties.co.uk

Neil Woodward 07825 527126 NWoodward@lcpproperties.co.uk

MSREPRESINTATION ACT, 1967 London & Cambridge Properties. Limited (Company Number 02895002) the registered office of which is at LCP House, Pennent Estra Kingswinford. West Midlands DV6 TNA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that. While these particulars are believed to be covered to guarantee or unarmity signor, or implicit therein, or on disher form any part of a contract. Who do our best to ensure all information is in this brochuse is accurated. Flow from a precision or precision of the formation is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochuse is a court and the work of the companies of the companies