

## Phase 1 Unit 65, The Centre, Livingston, EH54 6HR

- Ground Floor with basement retail premises
- Opposite Shoezone and WH Smith
- Other nearby retailers include ASDA, Iceland, H Samuel, Primark and Poundland

TOTAL	1,185	110
First Floor	246	23
Ground Floor	939	87
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.

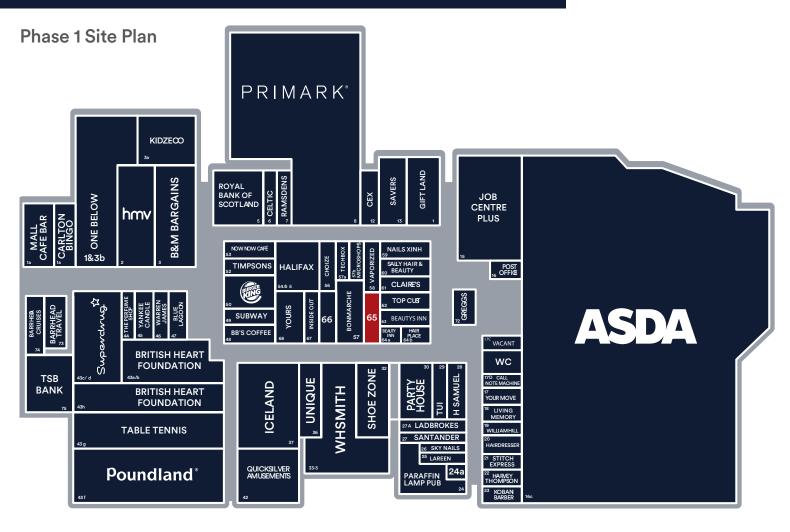
### Location

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 65, The Centre, Livingston, EH54 6HR



#### Rent

POA.

#### Rates

Rateable Value £18,800. Rates Payable £8,864. 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 £9,675 per annum. Insurance £373 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

MISREPRESENTATION ACT. 1967 London & Cambridge Properties: Limited (Company Number 02895002) the registered office of our which is at LCP House, Penanet Estate, Kingswinford, West Midlands DY6 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 quarantee or verantly is given, or implied therein, or of there form any part of a contract, low of the particulars in the internation is accurate in the most included in the companies and employees ("we") give notice that. While the internation is accurate internation, please let us known and where appropriate, we will correct all. (We make no representation that information in this browlure fee or charge and on the basis of not better than the provision of the particulars in this browlure fee or charge and on the basis of not internation and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this browlure fee or charge and on the basis of not individual to the contract of the particulars in the internation of the particular inevitable the provision of the convention of the particular inevitable the provision of the particulars in the internation of the particular inevitable the provision of the particular inevitable the provision of the particular inevitable the provision of the particular inevitable that the code of the particular inevitable that the code of the particular inevitable that the code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional shvice from a qualified surveyor, solicitor or licensed conveyoncer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations for through the website https://www.inc.com/publishees/publishees/publishees/publishees/publishees/publishees/publishees/publishees/publishees/publishees/publishees/publishees/publishees