

Phase 3 Unit 310, The Centre, Livingston, EH54 6HR

- Ground and first floor retail premises
- Opposite River Island and River Island Kids
- Other nearby retailers include New Look, JD Sports, Flannels and Pandora

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,979	277
First Floor	843	78
TOTAL	3,822	355

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.

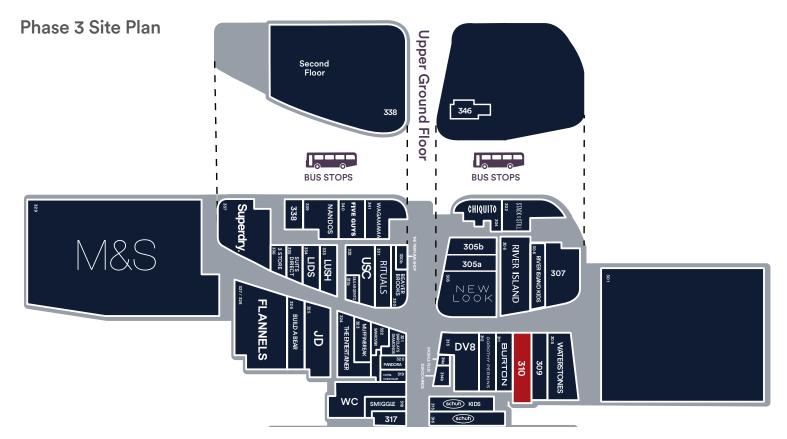
Location

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 3 Unit 310, The Centre, Livingston, EH54 6HR



Rent

POA

Rates

Rateable Value £40,600. Rates Payable £20,219. 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 £33,130 per annum. Insurance £1,588 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 07895002) the registered office of which is at LCP House, Personet Estra Kingswinford. West Midlands DV6 TNA its subsidiaries (as defined in section 1156 of the Companie Acc propagate and amployees ("we") give notice that William House particulars are a believed to be covered to guarantee or veranty it signates or implied therein, or of they form any part of a contract. Who do unless to ensure all information in this browluw is accurated information, please let us known, please let us known, please let us known, please and which is a complete. We access to remark should not rely on the particulars in this browluw is a secure and up to date or complete. We access to remark should not rely on the particulars in this browluw is few access to remark should not rely on the particulars in this browluw is few access to remark should not rely on the particulars in this browlume few access to the following and the letter of the particular in the particulars in this browlume few access to the following and the letter of the particular in th