

# Phase 3 Unit 311-312, The Centre, Livingston, EH54 6HR

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

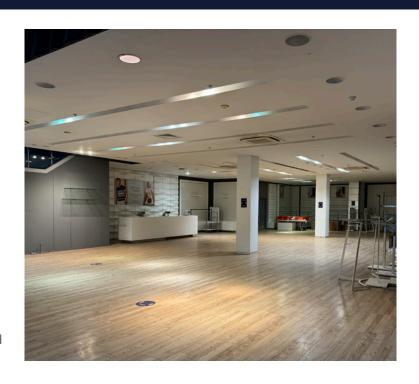
| Areas (approx. NIA) | Sq.ft | Sq.m |
|---------------------|-------|------|
| Ground Floor        | 4,401 | 409  |
| First Floor         | 3,508 | 326  |
| TOTAL               | 7,909 | 735  |

### **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.

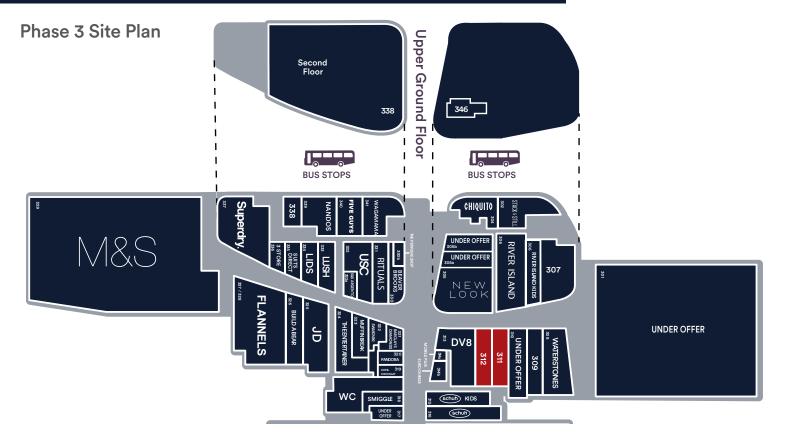
#### Location

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.





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#### Rent

POA.

#### **Rates**

Rateable Value £70,000. Rates Payable £35,770. 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 £64,894 per annum. Insurance £3,219 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:



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