

TO LET

Ground Floor

1,475sq.ft (137.0 sq.m)



Phase 3: Unit 305a, The Centre, Livingston, EH54 6HR

- Ground floor retail premises
- Class 3 restricted use, subject to planning
- Key anchor tenants including Marks & Spencer, Primark, Asda Walmart and Nando's

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,475	137.0

Description

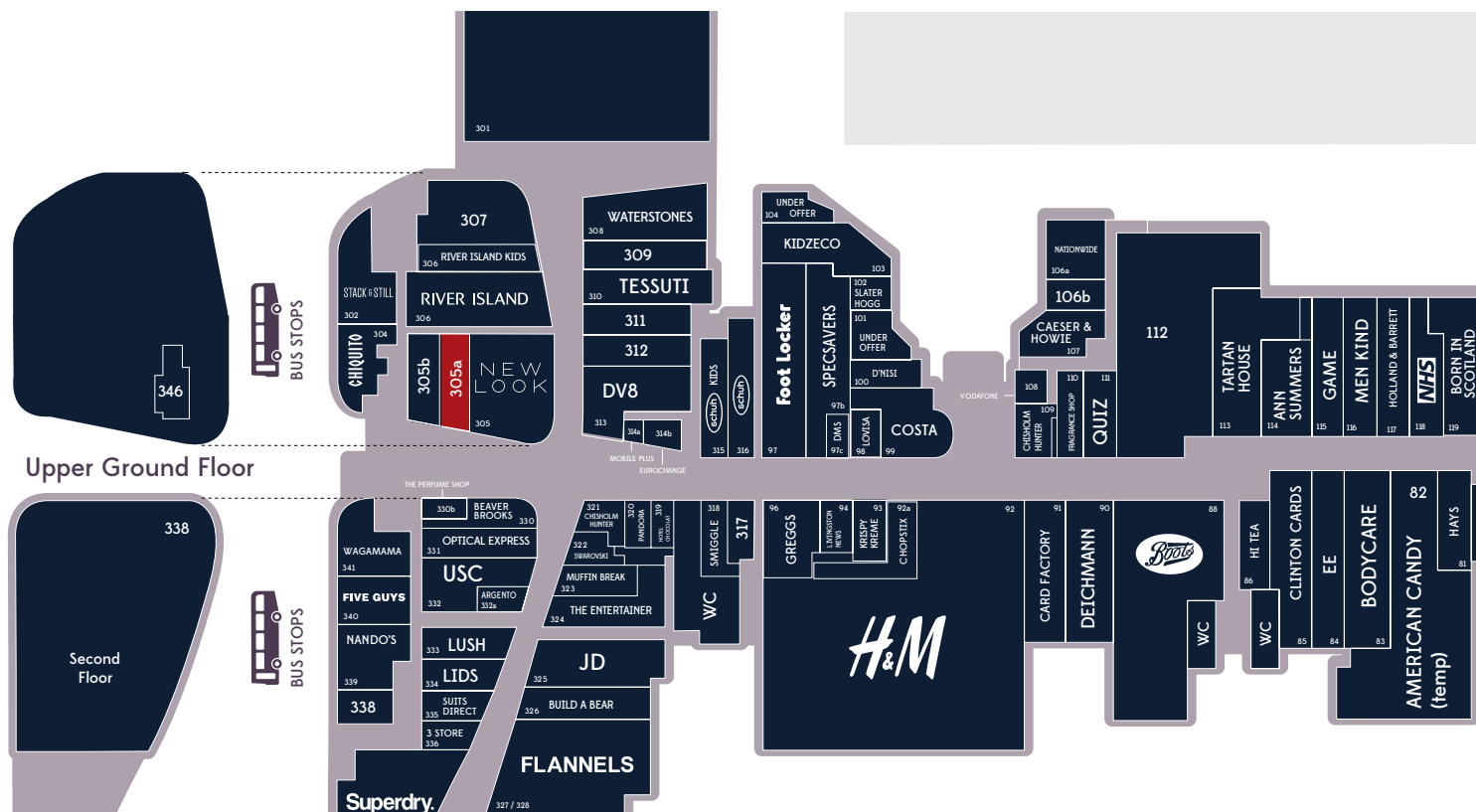
Following subdivision the subjects will comprise a retail unit arranged over ground floor.

The Centre extends to over 1 million sq ft of prime retail space with key anchor tenants including **Marks & Spencer**, **Primark** and **Asda Walmart**. In turn The Centre attracts in excess of 1,250,000 visitors a month.

Together with the above, this part of the mall attracts high levels of footfall with nearby occupiers including **New Look**, **River Island** and **Pandora**.

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.



Rent

Offers in excess of £50,000 per annum exclusive are invited.

Terms

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

Rates

Will be assessed on completion of subdivision works.

Services

Electricity, water and drainage are connected to the property.

Service Charge & Insurance

This unit is subject to a service charge of **£13,128** per annum. Insurance is **£625** per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Will be assessed on completion of subdivision works.

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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