

# TO LET

Ground, First & Second Floors

17,002 sq.ft (1,580 sq.m)



## Phase 3 Unit 338, The Centre, Livingston, EH54 6HR

- External Visibility with ability to trade outside normal centre hours
- Internal and external seating available
- Potential uses include: Live Music / Entertainment and Leisure / Food and Beverage
- Established corridor of existing F&B tenants including Wagamama, Five Guys and Nando's

Areas (approx. NIA)	Sq.ft	Sq.m
Floor Areas	17,002	1,580
<b>TOTAL</b>	<b>17,002</b>	<b>1,580</b>

### Description

The unit is in an established corridor of existing F+B tenants. Outdoor seating is available with the ability to trade outside normal centre hours.

The Centre extends to over 1 million sq ft of prime retail space with key anchor tenants including Marks & Spencer, Primark and Asda. 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 Waterstones, River Island, New Look and H&M.

### Location

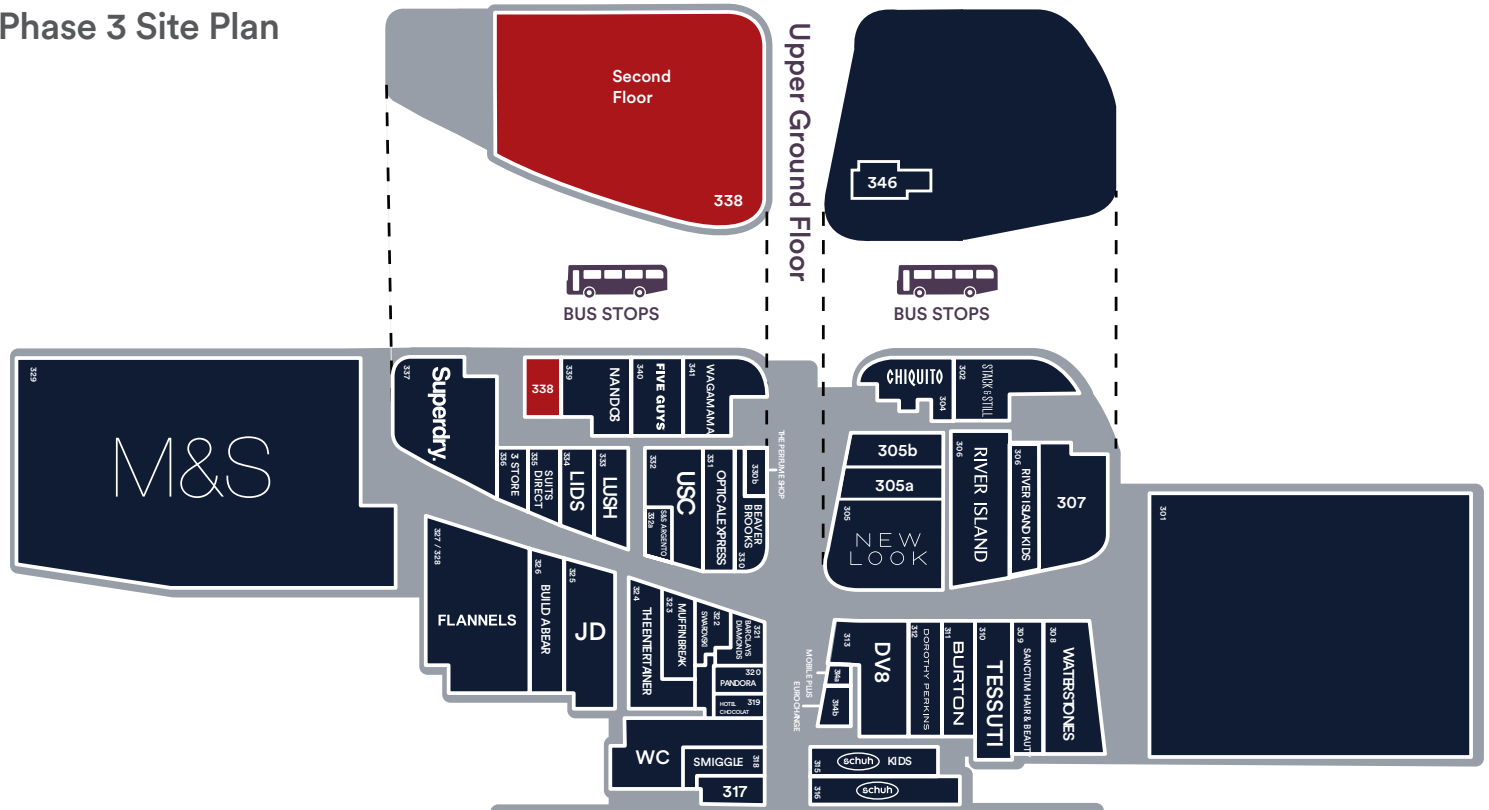
Approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston has key transport links to both cities by way of a central bus terminal, two train stations and connections to Scotland's central road network.





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## Phase 3 Site Plan



### Rent

POA.

### Rates

Rateable Value TBC. Rates Payable TBC. 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 £37,851 per annum. Insurance £6,659 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

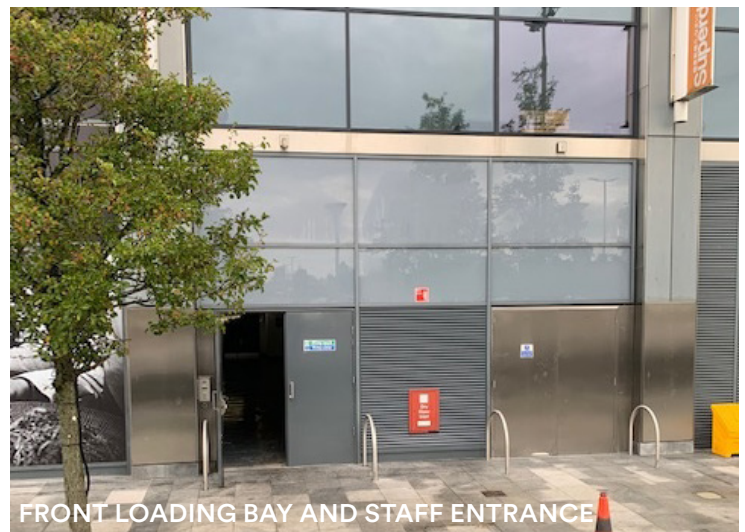
Rating: E+. Further information available upon request.

### 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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