To Let

Unit 18
1,055 sq.ft. (98 sq.m.)

Location

Livingston is located at the heart of Scotland's Central Belt, 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.

The Centre extends to over 980,000 sq ft of prime retail space with key anchor tenants including Debenhams, Marks & Spencer and Asda Walmart. The Centre attracts footfall of 15.8 million per year.

Together with the above, this part of the mall attracts high levels of footfall with nearby occupiers including Santander, Ladbrokes, H Samuel, Your Move and Clydesdale Bank.

Description

The subjects comprise a retail unit arranged over ground and first floors, extending to the following approximate net internal floor areas:

Ground Floor Area 756 sq.ft. 70.23 sq.m.
First Floor Area 299 sq.ft. 27.78 sq.m.

the centre
LIVINGSTON

Rent

Offers in excess of £30,000 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.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £28,000. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of £0.49, this rateable value will result in an estimated rates liability in financial year 2019/20 of £3,720.

Service Charge

The estimated service charge for the current financial year is £6,913.

EPC

EPC Rating = C

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Mall Map

Hines

eyco
ericyoung&co
0131 226 2641
www .eyco.co.uk

Ian Whelan
0131 558 5121
iwhelan@eyco.co.uk
Tom Forster
0131 558 5130
tforster@eyco.co.uk
Alastair Rowe
0131 558 5140
arowe@eyco.co.uk

savills

Stuart Moncur
0131 247 3706
stuart.moncur@savills.com
Isla Monteith
0131 247 3746
isla.monteith@savills.com
Henrietta Wilson
0131 247 3768
henrietta.wilson@savills.com

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Date of preparation - April 2019

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