



# To Let

Unit 25  
555 sq.ft. (51.5 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**, **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 **William Hill**, **British Heart Foundation**, **Santander Bank**, **Ladbrokes** and **Your Move Estate Agents**.

## 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	417 sq.ft.	38.7 sq.m.
First Floor Area	138 sq.ft.	12.8 sq.m.
<b>Total Floor Area</b>	<b>555 sq.ft.</b>	<b>51.5 sq.m.</b>



**the centre**  
LIVINGSTON

## Rent

Offers in excess of **£20,000** per annum exclusive are invited.

## Terms

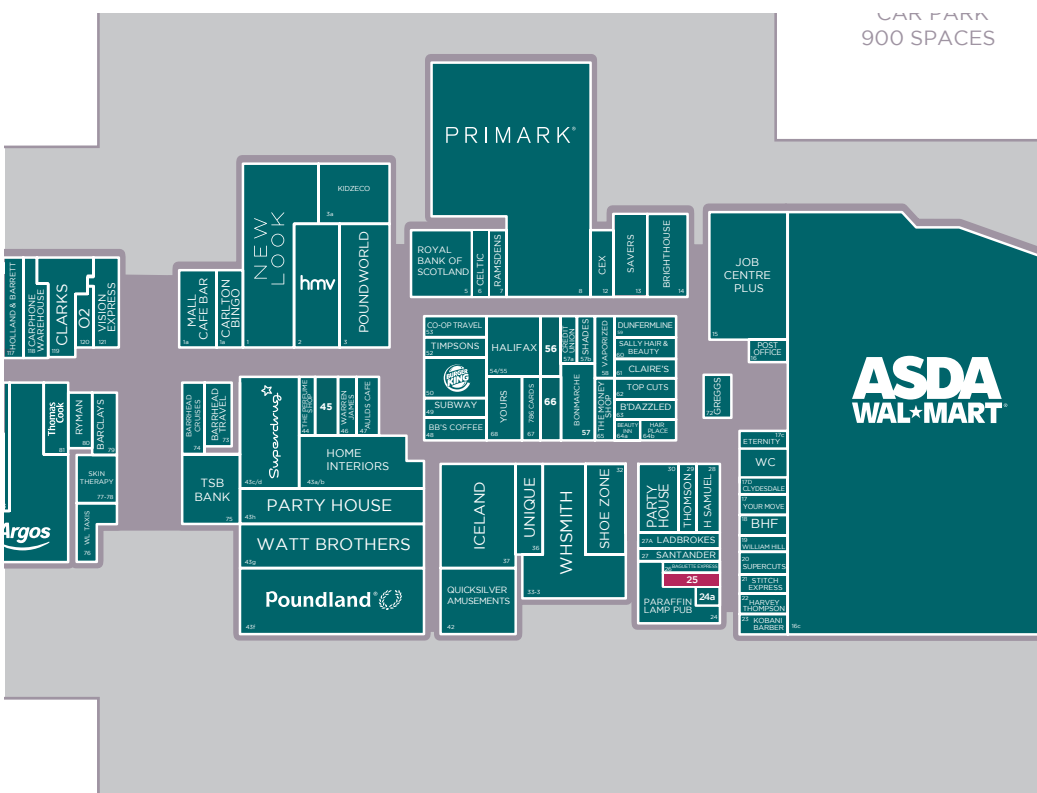
The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£12,500**. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of 48p, this rateable value will result in an estimated rates liability in financial year 2018/19 of **£6,000**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

## Centre Map



## Service Charge

The estimated annual service charge for the current financial year is **£3,205.75**.

## EPC

EPC Rating = D

## 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.

Hines



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