



## 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 1,047 sq.ft. 97.26 sq.m.

First Floor Area 309 sq.ft. 28.7 sq.m.



**the centre**  
LIVINGSTON

Offers in excess of £45,000 per annum exclusive are invited.

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

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £65,400. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of £0.516, this rateable value will result in an estimated rates liability in financial year 2019/20 of £33,282.

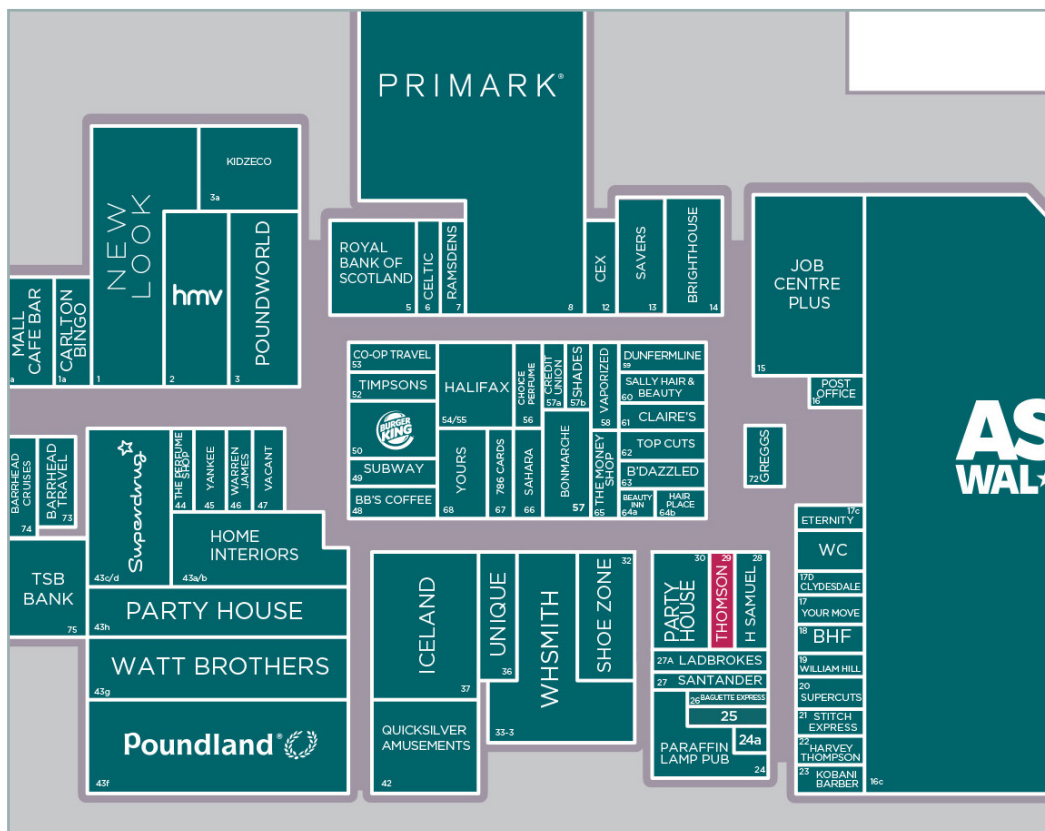
## Mall Map

The estimated annual service charge for the current financial year is £8,834.

EPC Rating = D

By arrangement.

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



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

Messrs Eric Young & Co and Savills for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co or Savills have any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Date of preparation - April 2019

