

# Phase 1 Unit 65, The Centre, Livingston, EH54 6HR

- Ground Floor with basement retail premises
- Opposite Shoezone and WH Smith
- Other nearby retailers include ASDA, Iceland, H Samuel, Primark and Poundland

TOTAL	1,185	110
First Floor	246	23
Ground Floor	939	87
Areas (approx. NIA)	Sq.ft	Sq.m

# Description

The Centre Livingston offers 7,200 car parking spaces. With key fashion anchors including Flannels, River Island, Primark, JD, M&S, H&M and Schuh, The Centre is the natural choice for the fashion-conscious shopper. This offer is bolstered by other popular retailers such as Boots, Superdrug and F&B outlets including Five Guys, Wagamama, Nando's, Subway and Greggs. It benefits from circa 1,166,666 visitors a month.

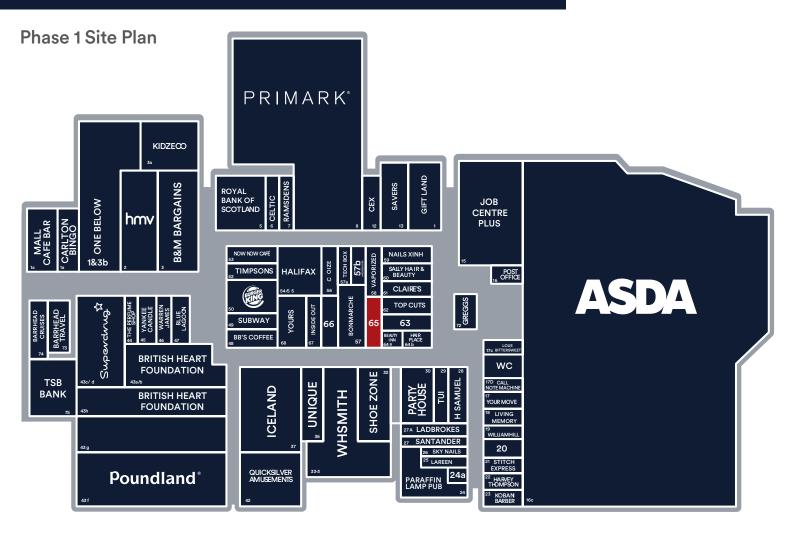
# Location

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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#### Rent

POA.

#### Rates

Rateable Value £18,800. Rates Payable £8,864. 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 £9,675 per annum. Insurance £373 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

# **Energy Performance**

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:



**Stuart Moncur** 07887 795506 Stuart.moncur@savills.com

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