



To Let

Unit 47

1,084 sq.ft. (100.7 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 **Burger King**, **Subway**, **RBS**, **HMV**, **Timpsons** and **Superdrug**.

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	859 sq.ft.	80.7 sq.m.
First Floor Area	215 sq.ft.	20.0 sq.m.
Total Floor Area	1,084 sq.ft.	100.7 sq.m.



the centre
LIVINGSTON

Rent

Offers in excess of **£80,000** 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 **£52,700**. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of 49p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2019/20 of **£27,193**.

Centre Map



Service Charge

The estimated annual service charge for the current financial year is **£10,830**.

EPC

EPC Rating = TBC

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



Ian Whelan

0131 558 5121

iwhelan@eyco.co.uk

Alastair Rowe

0131 558 5140

arowe@eyco.co.uk

Callum Keane

0131 558 5107

ckeane@eyco.co.uk

savills

Stuart Moncur

0131 247 3706

stuart.moncur@savills.com

Isla Monteith

0131 247 3746

isla.monteith@savills.com

Charlie Hall

0131 247 3705

charlie.hall@savills.com

EYCO LLP 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 or 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 EYCO LLP 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.

GP/JH/LIV248. Date of preparation - 16 May 2019

