

# TO LET

Ground Floor

2,150sq.ft (199.7 sq.m)



## Phase 2: Unit 118, The Centre, Livingston, EH54 6HR

- Ground floor opportunity
- High footfall mall
- Key anchor tenants including Marks & Spencer, Primark, Asda Walmart and Nando's

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,150	199.7
<b>TOTAL</b>	<b>2,150</b>	<b>199.7</b>

### Description

The subjects comprise a retail unit arranged over the ground floor.

The Centre extends to over 1 million sq ft of prime retail space with key anchor tenants including **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 substantial footfall with nearby occupiers including **Ann Summer**, **Men Kind**, **Boots**, **Holland & Barrett** and **Bodycare**.

### 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.



**Rent**  
On application.

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

**Rates**  
We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£62,500**. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of 51.1p, this rateable value will result in an estimated rates liability in financial year 2023/34 of **£31,938**.

**Services**  
Electricity, water and drainage are connected to the property.

**Viewing** Strictly via prior appointment with the appointed agents:

**savills**  
savills.co.uk/retail  
**0131 247 3800**

**Stuart Moncur** 07887 795506  
Stuart.moncur@savills.com  
**Charlie Hall** 07807 999693  
Charlie.hall@savills.com

**EYCO**  
**0131 226 2641**  
www.eyco.co.uk

**Alastair Rowe** 07747 747280  
arowe@eyco.co.uk  
**Alexandra Campbell** 07425 335353  
acampbell@eyco.co.uk

## Service Charge & Insurance

This unit is subject to a service charge of **£29,059** per annum. Insurance is **£865** per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

Full Energy Performance Certificate available on 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.

Owned and Managed by

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