

# TO LET

Ground and First Floor

1,400 sq.ft (130.0 sq.m)



## Phase 2: Unit 106b, The Centre, Livingston, EH54 6HR

- Ground and first floor retail premises
- External visibility with the ability to trade outside of normal centre trading hours
- Key anchor tenants including Marks & Spencer, Primark, Asda Walmart and Nando's

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	812	75.4
First Floor	588	54.6
<b>TOTAL</b>	<b>1,400</b>	<b>130.0</b>

### Description

The subjects comprise a retail unit arranged over ground and mezzanine floors.

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 in Phase 2 attracts substantial footfall with nearby occupiers including **H&M**, **Costa**, **Nationwide** and **Slater Hogg Estate Agents**.

### 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**  
Offers in excess of £22,500 per annum exclusive are invited.

**Rates**  
We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is £15,700. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/34 of £7,819.

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

**Service Charge & Insurance**  
This unit is subject to a service charge of £5,324 per annum. Insurance is £615 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 incoming 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:

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savills.co.uk/retail  
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