

TO LET

Ground and First Floors

2,840 sq.ft (264 sq.m)

14m
footfall



Phase 3 Unit 305b, The Centre, Livingston, EH54 6HR

- Ground and first floor retail premises next to the main entrance
- Opposite Beaver Brooks and The Perfume Shop
- Other nearby retailers include New Look, JD Sports, Flannels and Pandora

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,700	158
First Floor	1,140	106
TOTAL	2,840	264

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

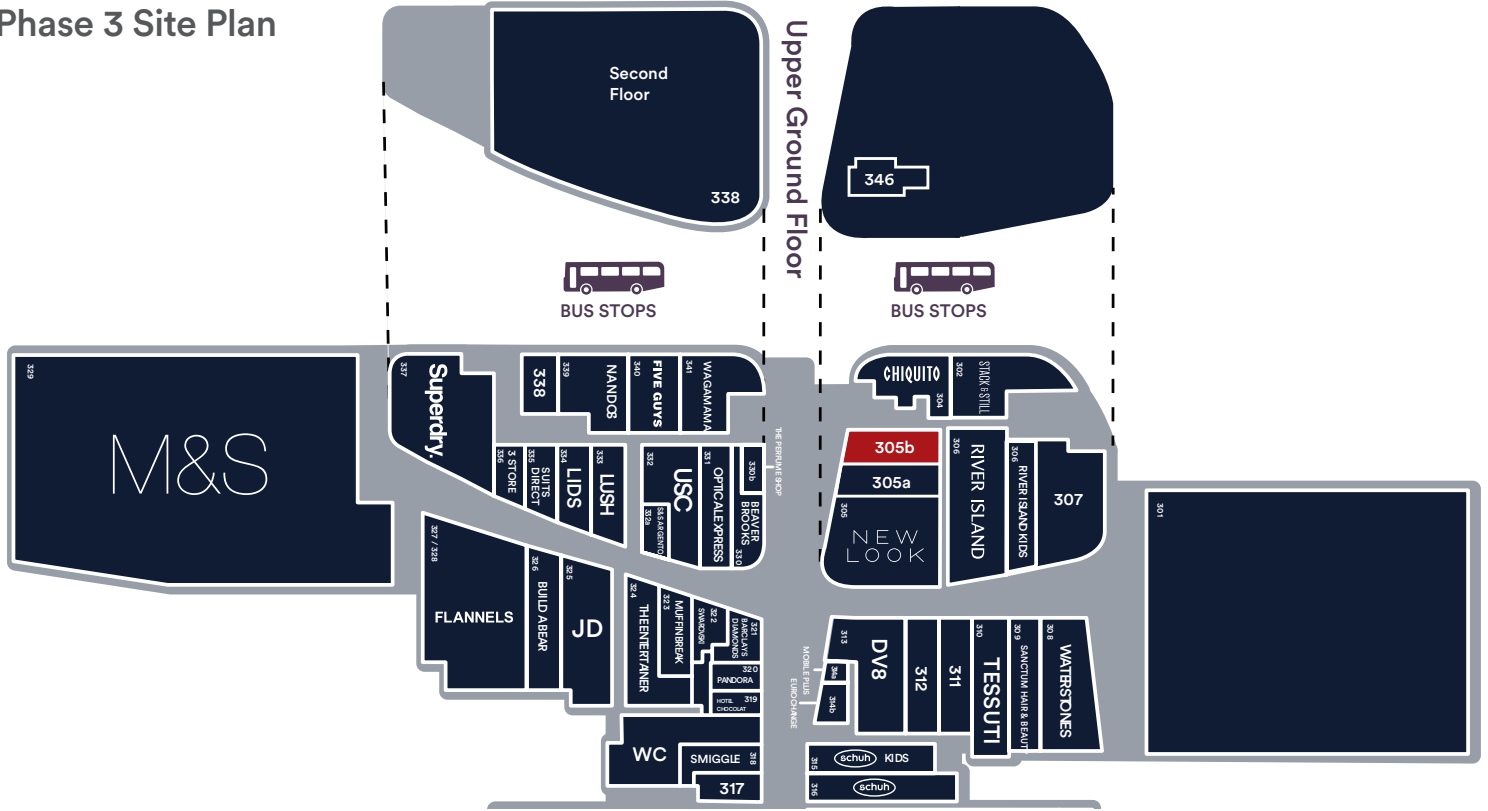
Approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston has key transport links to both cities by way of a central bus terminal, two train stations and connections to Scotland's central road network.



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Phase 3 Site Plan



Rent

POA.

Rates

Rateable Value TBC. Rates Payable TBC. 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 £22,683 per annum. Insurance £1,174 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 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:

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

Owned and Managed by

LCP
part of MCore

01384 400123

searchlcp.co.uk



Rakesh Joshi 07741 385322
RJoshi@lcpproperties.co.uk