



To Let

Unit 86 1,190 sq.ft. (110.5 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 **Boots**, **H&M**, **Clintons Cards** and **Bodycare**.

Description

The subjects comprise a retail unit arranged over ground floor, extending to the following approximate net internal floor area:

Ground Floor Area	1,190 sq.ft.	110.5 sq.m.
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the centre
LIVINGSTON

Rent

Offers in excess of **£55,000** 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 **£58,200**. (Each new occupier has the right of appeal against this figure). Based on the intermediate property rate of 50.3p this rateable value will result in an estimated rates liability in financial year 2021/22 of **£29,275**.

Service Charge

The estimated annual service charge for the current financial year is **£5,375**.

EPC

EPC Rating = G

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.

Centre Map



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

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