



TO LET

Unit 104
1,715 sq.ft. (159.3 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, BHS** and **Asda Walmart**. In turn The Centre attracts in excess of 1,000,000 visitors a month.

Together with the above, this part of the mall attracts high levels of footfall with nearby occupiers including **Vodafone, Nationwide, William Hill** and **McDonalds**.

Description

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

Ground Floor Area	1,715 sq.ft.	159.3 sq.m.
-------------------	--------------	-------------

Rent

Offers in excess of **£30,000** 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 2010 is **£34,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2015/16 of **£16,560**.

Service Charge

The estimated annual service charge for the current financial year is **£7,680**.

EPC

EPC Rating = F

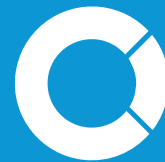
Date of Entry

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 and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Centre Map



the centre

Hines



Stuart Moncur
0131 226 8754
stuart.moncur@eur.cushwake.com

Ross Wilkie
0141 223 8762
ross.wilkie@eur.cushwake.com

Stewart Irwin
0131 226 8751
stewart.irwin@eur.cushwake.com



Ian Whelan
0131 558 5121
iwhelan@eyco.co.uk

Tom Forster
0131 558 5130
tforster@eyco.co.uk

Alastair Rowe
0131 558 5140
arowe@eyco.co.uk

Messrs Eric Young & Co and Cushman & Wakefield 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 Messrs Eric Young & Co or Cushman & Wakefield 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.

AR/JF/LIV187. Date of preparation - 6 May 2015