

TO LET

Ground Floor

882 sq.ft (82 sq.m)

14.7m
footfall



Phase 3 Unit 338, The Centre, Livingston, EH54 6HR

- Ground floor lock up shop to let
- Internal and external seating available
- Potential uses include: Live Music / Entertainment and Leisure / Food and Beverage
- Established corridor of existing F&B tenants including Wagamama, Five Guys and Nando's

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	882	82
TOTAL	822	82

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 1,225,000 visitors a month.

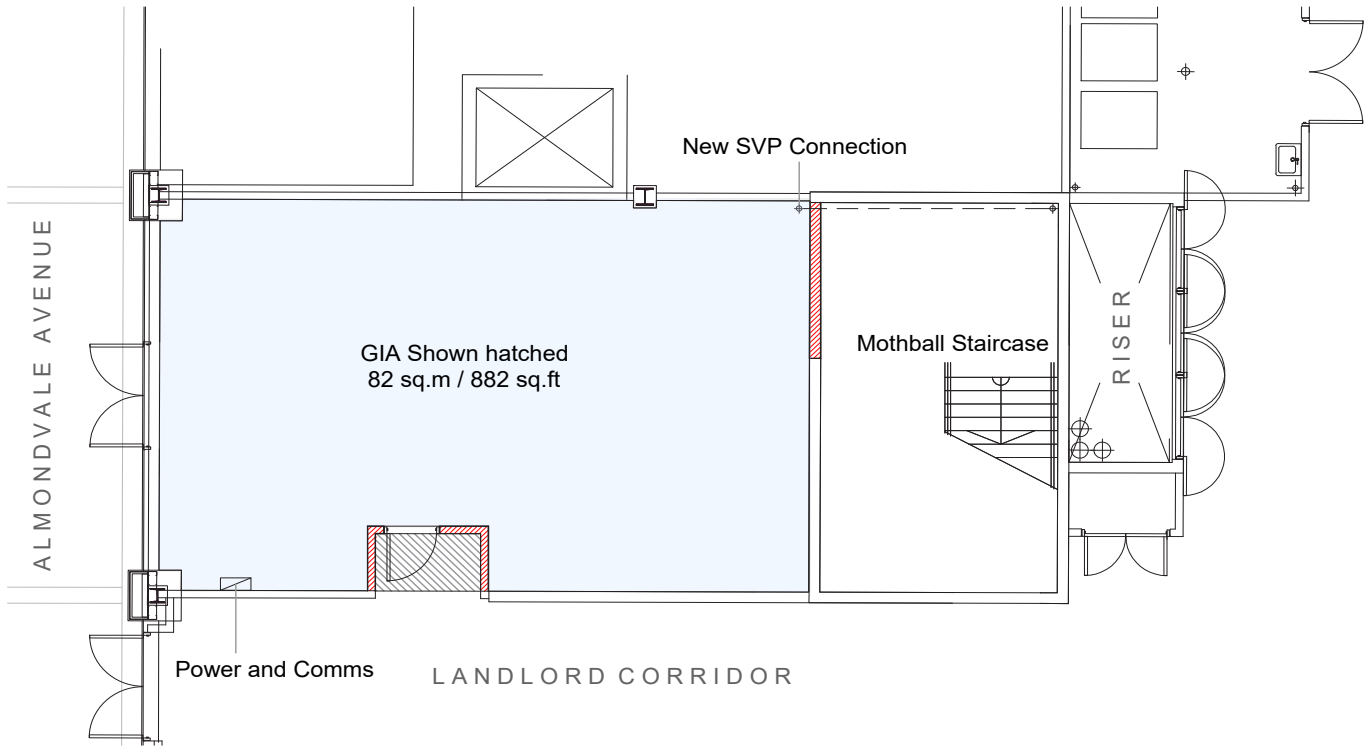
Location

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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Mall Level - Layout As Proposed



Phase 3 Site Plan



Rent

£40,000 pa exc of VAT

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 £7,021 per annum exc of VAT. Insurance TBC. 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:

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