

# TO LET

Ground Floor & Basement

1,936 sq.ft (180 sq.m)

15.4m  
footfall



Immediate Viewing Request 07843 560347

## Phase 1 Unit 17c, The Centre, Livingston, EH54 6HR

- Ground Floor with basement retail premises
- Directly next door to ASDA
- Other nearby retailers include Greggs, Iceland, H Samuel, Primark and Poundland

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	625	58
Basement	1,311	122
<b>TOTAL</b>	<b>1,936</b>	<b>180</b>

### 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.

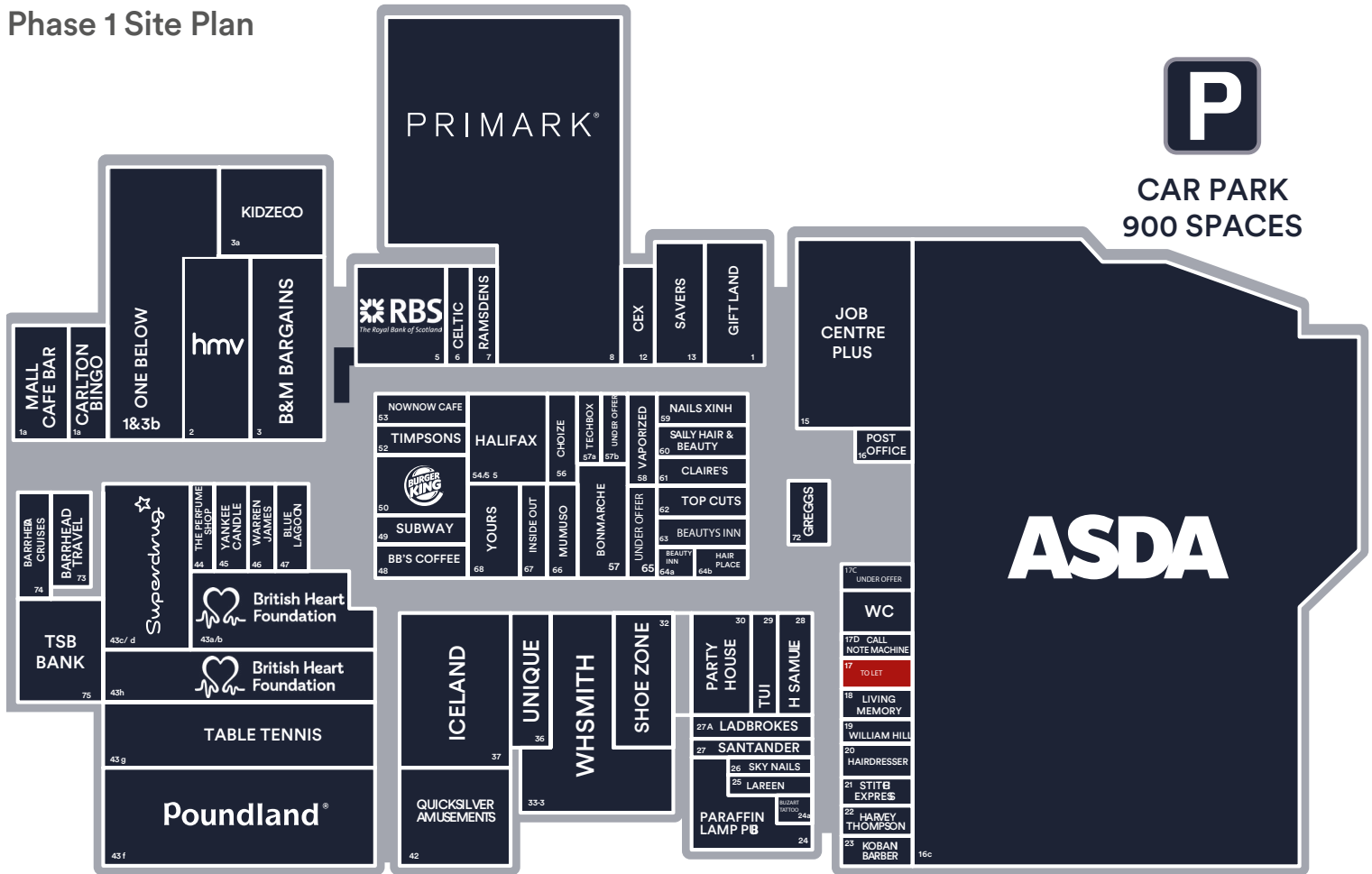
### Location

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.





## Phase 1 Site Plan



### Rent

£26,200 per annum.

### Rates

Rateable Value TBC. Rates Payable £10,159. 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 £8,415 per annum.

Insurance £593 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:

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