

TO LET

Ground Floor

8,774 sq.ft (815.1 sq.m)



Phase 1: Unit 82, The Centre, Livingston, EH54 6HR

- Ground floor opportunity
- Designated loading bays to the rear of the unit.
- Key anchor tenants including Marks & Spencer, Primark, Asda Walmart and Nando's

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	8,774	815.1
TOTAL	8,774	815.1

Description

The subjects comprise a retail unit arranged over the ground floor.

The Centre extends to over 1 million sq ft of prime retail space with key anchor tenants including **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 substantial footfall with nearby occupiers including **Ann Summer**, **Men Kind**, **Boots**, **Holland & Barrett** and **Bodycare**.

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.



Rent
On application.

Terms
The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

Rates
We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£97,500**. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of 54.5p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£53,138**.

Services
Electricity, water and drainage are connected to the property.

Service Charge & Insurance
This unit is subject to a service charge of **£100,410** per annum. Insurance is **£3,462** per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance
Full Energy Performance Certificate available on request.

Planning
It is the ingoing 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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