

TO LET

Ground and First Floor

1,055 sq.ft (98.0 sq.m)

Heart Foundation Scotland



Phase 1: Unit 18, The Centre, Livingston, EH54 6HR

- Ground and first floor retail premises
- Suitable for retail use
- Key anchor tenants including Marks & Spencer, Primark, Asda Walmart and Nando's

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	756	70.2
First Floor	299	27.8
TOTAL	1,055	98.0

Description

The subjects comprise a retail unit arranged over ground and first floors.

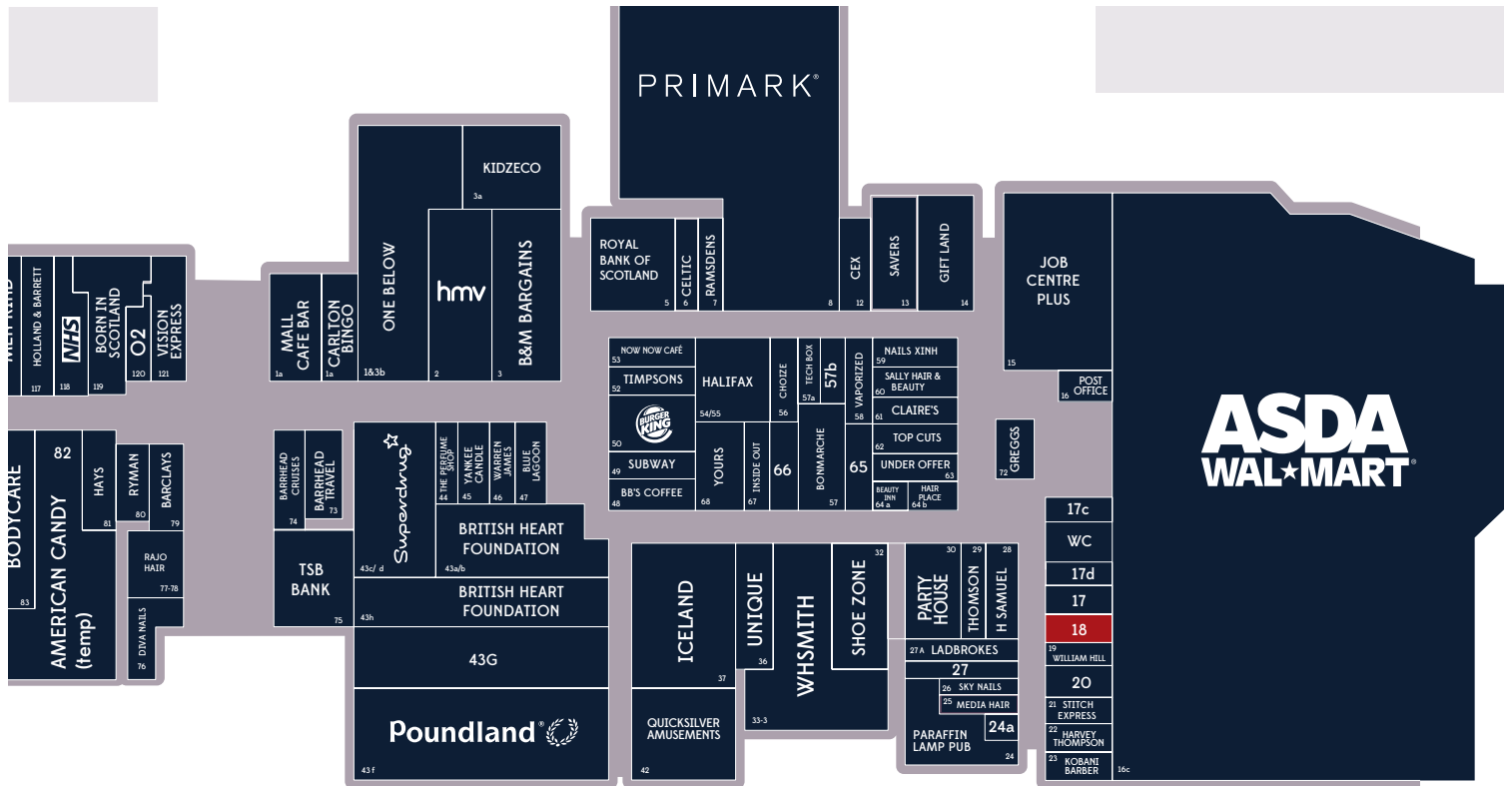
The Centre extends to over 1 million sq ft of prime retail space with key anchor tenants including **Marks & Spencer**, **Primark** and **Asda Walmart**. In turn The Centre attracts in excess of 1,250,000 visitors a month.

Together with the above, this part of the mall attracts high levels of footfall with nearby occupiers including **Footlocker**, **Costa Coffee** and **Vodafone**.

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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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.

Rates
We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is £21,600. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of £10,757.

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

Service Charge & Insurance
This unit is subject to a service charge of £9,625 per annum. Insurance is £339 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance
EPC Rating = C

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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0131 247 3800

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