

# TO LET

Ground Floor

269 sq.ft (25.0 sq.m)



## Phase 1: Unit 57b, The Centre, Livingston, EH54 6HR

- Ground floor premises
- Opposite Primark
- Key anchor tenants including Marks & Spencer, Primark, Asda Walmart and Nando's

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	269	25.0
<b>TOTAL</b>	<b>269</b>	<b>25.0</b>

### 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 substantial footfall with nearby occupiers including **Primark**, **Savers**, **Ramsdens** and **Halifax**.

### 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

Offers in excess of £14,000 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 £6,175. (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 £3,075.

## Services

Electricity, water and drainage are connected to the property.

## Service Charge & Insurance

This unit is subject to a service charge of £2,540 per annum. Insurance is £93 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 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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