

## Phase 3 Unit 309, The Centre, Livingston, EH54 6HR

- Ground and first floor retail premises next to Waterstones
- Opposite River Island and River Island Kids
- Other nearby retailers include New Look, JD Sports, Flannels and Pandora

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,164	201
First Floor	1,940	180
TOTAL	4,104	381

## **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 1,166,666 visitors a month.

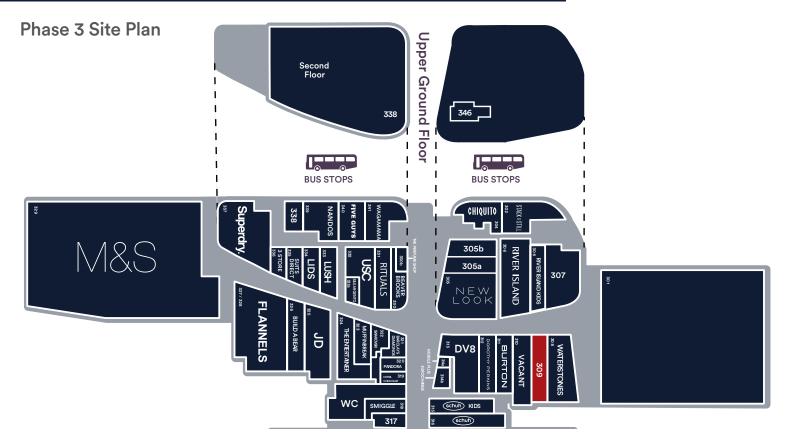
### Location

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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#### Rent

£55,000 pa.

#### Rates

Rateable Value TBC. Rates Payable £17,131. 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 £36,309 per annum. Insurance £1,682 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 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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