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Unit 17
Almondvale South, The Centre
Livingston

- Prominent unit within bustling shopping centre
- The Centre attracts footfall of over 13 million each year
- Good quality open plan retail/office space
- NIA : 118.5 Sq M (1,275 Sq Ft)
- Passing Rent of £33,400 per annum



LOCATION

The subjects are located within the heart of Livingston in the prime shopping mall known as the Centre which benefits from footfall of over 13 million each year.

Livingston itself is the largest West Lothian town enjoying a prime location between the two cities of Edinburgh and Glasgow with a residential catchment of some 371,944, of which 8,000 are students.

More specifically the premises comprise unit 17 to the east most side of the mall surrounded by other local and national operators including Ladbrokes, Santander, HM Samuel and many more.

The Centre itself is anchored by large national operators including Asda, M&S and H&M amongst others.

Please see appended map for specific location.

DESCRIPTION

The unit itself comprises a full height aluminium display window which can be accessed via the centrally located double doors.

Internally the subjects provide an open plan retail/office with some space partitioned off as a meeting room.

The floor is of a solid concrete nature with a carpet overlay finish with the walls being a mix of solid and stud with decorative finish.

Artificial lighting is provided by way of integrated fluorescent strip.

Access to the 1st floor is taken via the staircase to the rear with the 1st floor providing further meeting rooms, ancillary storage facilities and two w/c's.

TENANCY INFORMATION

We are looking to dispose of the remainder of our clients lease by way of assignation or sublease. The current lease expires on 24th December 2024.

Therefore, discussion may be had to set up a new lease with the landlord to interested parties.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a Net Internal Area basis in the order of: 118.5 Sq M (1,275 Sq Ft)

RENT

The subjects passing rent is £33,400 per annum exclusive of VAT.

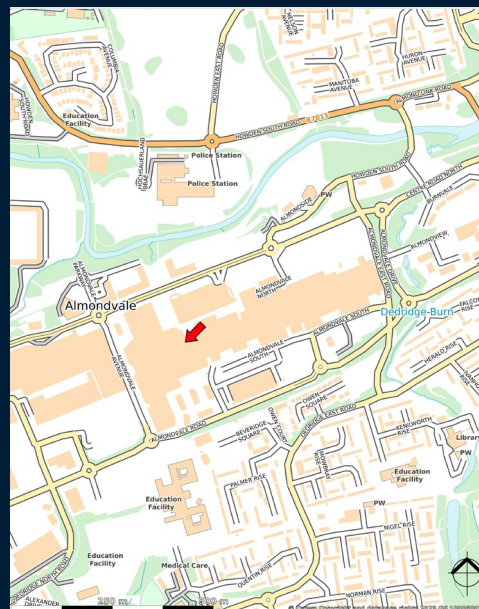
RATEABLE VALUE

With reference to the Scottish Assessors Association website we note the current rateable value to be:

£23,400.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction.



For any queries or to arrange a viewing, please contact —



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