



# LEASE AVAILABLE – RETAIL UNIT

## Livingston, Unit 23 Almondvale South



- PROMINENT RETAIL UNIT IN HIGH FOOTFALL LOCATION
- WELL CONFIGURED SPACE WITHIN REGIONALLY DOMINANT SHOPPING CENTRE
- FLEXIBLE TERMS AVAILABLE

### LOCATION

Positioned between Glasgow and Edinburgh, Livingston is located within one hour's drive of 80% of the Scottish population. The M8 motorway runs immediately adjacent to the town and with links to the M80, M74 and M9 motorways, it is strategically located for customers travelling by both car and bus.

### DESCRIPTION

The Centre in Livingston is Scotland's second largest covered shopping mall extending to circa 1m sq ft of retail and leisure space and attracting 14 million visitors a year. The property occupies a prominent location within Almondvale South, the original section of the scheme, with nearby occupiers including **Asda, Santander, Ladbrokes, William Hill** and **Perfect Home**. It includes toilet and kitchen facilities at first floor level and extends to the following approximate areas:-

### ACCOMMODATION

Ground Floor	57.51 sq m	619 sq ft
First Floor	24.53 sq m	264 sq ft
<b>Total</b>	<b>82.03 sq m</b>	<b>883 sq ft</b>

### USE

Class 1 (Retail) or Class 2 (Financial/Professional Services).

### TERMS

The premises are available by way of a new sub-lease until **December 2016** or alternatively on flexible terms, subject to agreement.

There is also the possibility of a new lease with the landlord, subject to agreement between the respective parties.

### RENT

The current passing rent is **£30,000 per annum** exclusive.

### SERVICE CHARGE

The current on account service charge is approximately **£6,200** per annum exclusive.

### RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:

Rateable Value	£31,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.471

### EPC

A copy of the EPC will be made available as required.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty, tax, registration dues and VAT incurred thereon.

### VAT

All figures are quoted exclusive of VAT.

### VIEWING

Strictly by appointment via the sole agents:-

### Reith Lambert

**Richard Ford**  
0141 225 5710  
richard@reithlambert.co.uk

**Drew Lambert**  
0141 225 5714

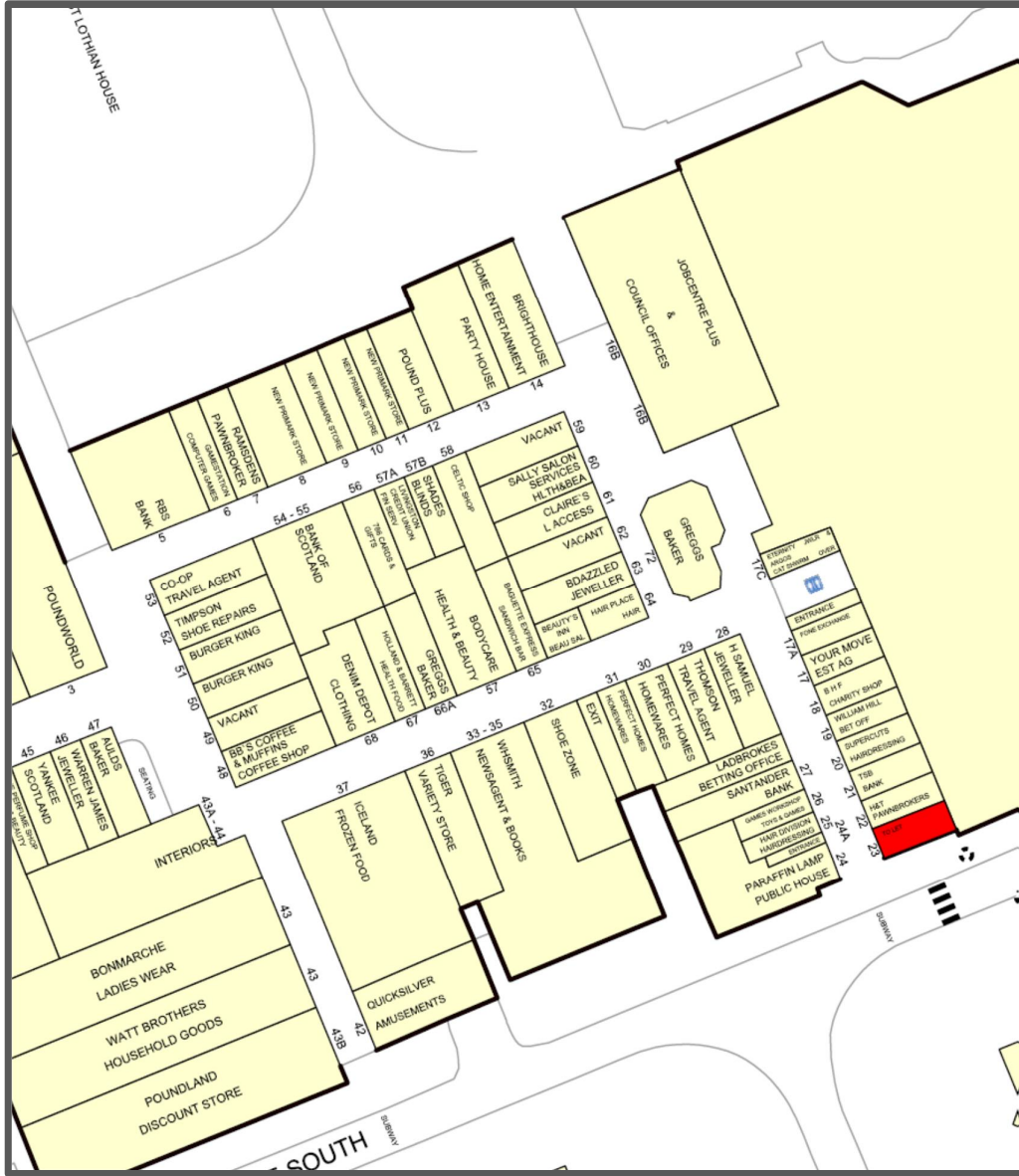
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**Reith Lambert**  
Commercial Property Advisers



Not to scale.

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