

## LEASE AVAILABLE

HIGHLY PROMINENT RETAIL UNIT

U.82, ALMONDVALE SHOPPING CENTRE, LIVINGSTON, EH54 6HR



### LOCATION

Livingston is located at the heart of Scotland's Central Belt, approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston boasts excellent transport links to both cities by way of road, bus and rail.

The Centre extends to 980,000 sq ft of prime retail space, where anchor tenants include Debenhams, Marks & Spencer, Asda and Primark.

The scheme attracts in excess of 1 million visitors a month, with an annual footfall in excess of 15 million, making this one of the busiest shopping destinations in Scotland.

## DESCRIPTION

The subjects comprise a mid-parade retail unit arranged over ground floor extending to the following approximate dimensions and net internal floor area;

Gross Frontage:	35 ft. 5ins	10.79	m
Net Frontage:	35 ft. 0ins	10.68	m

Ground Floor: 7,559 sq ft      702.25 sq m

## RENT

The current passing rent is £233,000 per annum, exclusive of VAT.

## LEASE TERM

The premises are held on a 25 year Full Repairing & Insuring Lease from 24 June 1996 expiring 23 June 2021. The rent is subject to a 2016 outstanding review, which we expect to be agreed at nil uplift.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £151,250. Each new occupier has the right of appeal against this figure.

Based on a rate poundage of 0.492p this rateable value will result in an estimated rates liability in financial year 2017/18 of £74,415.00

## SERVICE CHARGE

The annual service charge for the current financial year is £69,954.00

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

## PLANNING

We understand the property benefits from Class 1 (Retail) Consent. Interested parties are advised to make their own enquiries directly with the local Planning Department regarding any change of use.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land & Building Transaction Tax (LBTT), registration dues & any VAT Payable.

## VIEWING & FURTHER INFORMATION

All viewing and further information is via the sole letting agents.

**Gordon Nicolson or Ross Allardice**

HSA Retail

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