

# THE PARKWAY

## Livingston | Retail Square

**TO LET**  
**1 UNIT**  
**AVAILABLE**

**Prominent town centre roadside retail unit**

- Dual frontage to Almondvale Boulevard and Parkway Retail Square customer car park
- Open class 1, 2 & 3 planning consent
- Free on-site customer parking

**UNIT 1B: 14.65 m x 5.6 m**  
**883 sqft (82 sqm)**

- 6.4m eaves
- Ability to install mezzanine
- 42 on-site car parking spaces.

OCCUPIERS:

**indigosun**



**chicken cottage**



**archers**  
shoptarts



**MARINI'S**  
PIZZA PASTA DRINKS ICE CREAM Cakes

# Location

Livingston is the retail and administrative centre for West Lothian, located next to the M8 motorway, approximately 15 miles west of Edinburgh and 30 miles east of Glasgow.

Parkway Retail Square is prominently positioned on a corner site fronting Almondvale Boulevard which is the main route through Livingston town centre.

Immediately adjoining Parkway Retail Square is the Almondvale Shopping Centre and The Centre plus Livingston Designer Outlet Mall in the heart of the town centre.

Occupiers in Parkway Retail Square include Indigo Sun, Wonderland Hair & Beauty, Archers Sleepcentre, Tony2Go, Chicken Cottage, Scottish Orthodontics and Marinis.



## Terms

### Rent

On application, with attractive terms available subject to covenant strength.

### Lease

The unit is available on institutionally acceptable FRI terms with 5 yearly upward only rent reviews.

### Rateable Value

The unit will require to be assessed for rating purposes following completion and incoming tenants will be responsible for all Local Authority rates.

### Service Charge

Established low service charge of under £2/sqft.

### Legal Costs

Each party to be responsible for their own legal costs.

### Date of Entry

Summer/Autumn 2017 or earlier subject to agreement.

### VAT

Rent will be subject to VAT.



### Viewing/Further Information

Viewing strictly by prior arrangement with the letting agents – Eric Young & Co:

**Eric Lindgren**

0131 226 2641

elindgren@eyco.co.uk

Please note further information and scaled PDF plans are available on request.

Date of Preparation – June 2017



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