



THE
PARKWAY

RETAIL
SQUARE

LIVINGSTON, EH54 6QT

**PROMINENT TOWN CENTRE
ROADSIDE RETAIL UNIT**

3,825 SQ FT (355.35 SQ M)



Dual frontage to Almondvale Boulevard and
Parkway Retail Square car park

Open Class 1, 2 and 3 planning consent

42 on-site free customer parking spaces

Low service charge

6.4 m eaves

Ability to install mezzanine

Can be sub-divided

LOCATION

Livingston is situated in the heart of central Scotland and is the second largest settlement in the Lothians, after Edinburgh. It is the retail and administrative centre for West Lothian, located just off junction 3 of the M8 motorway, 15 miles west of Edinburgh and 30 miles east of Glasgow.

Parkway Retail Square is prominently situated on a corner site fronting Almondvale Boulevard, the main arterial route through Livingston town centre. In the immediate vicinity is the Almondvale Shopping Centre, The Centre and the Livingston Designer Outlet Mall in the heart of the town centre.

Occupiers in Parkway Retail Square include Indigo Sun, Wonderland Hair & Beauty, Marinis, Tony 2 Go, Chicken Cottage and Scottish Orthodontics.



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

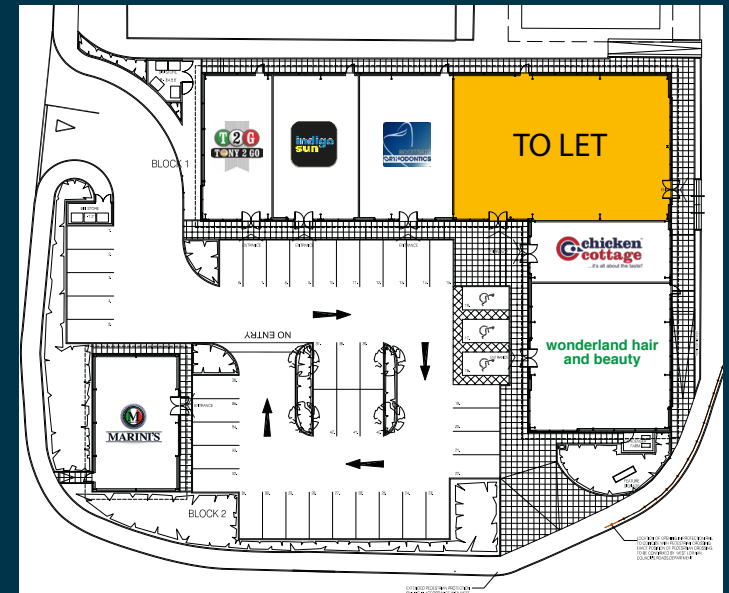
Established low service charge of under £2 per sq ft.

DATE OF ENTRY

Available for immediate occupation.

VAT

Rent will be subject to VAT.



VIEWING / FURTHER INFORMATION

Viewing strictly by appointment with the joint letting agents:

Eric Lindgren
0131 226 2641
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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Details prepared August 2019.