

# TO LET

## CLASS 1A PREMISES

Located within Livingston, West Lothian

Offers over £12,000 per annum

Premises extend to 55.31 sqm (595 sqft)

Benefits from an abundance of natural light

Qualifies for 100% rates relief

Benefits from free parking to the front and rear of the building

Suitable for a variety of uses subject to the necessary planning consents



WHAT 3 WORDS

UNIT 8(1) ALMONDSIDE, HOWDEN SOUTH ROAD, LIVINGSTON, EH54 6QU

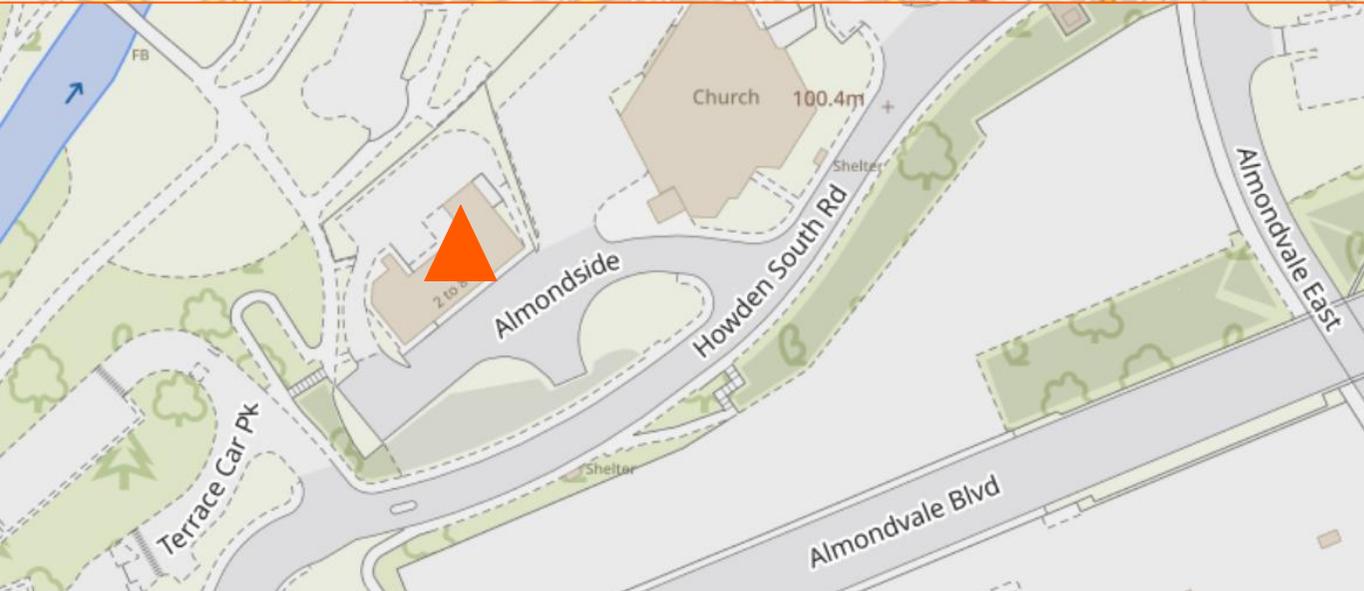
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# Location

UNIT 8(1), ALMONDSIDE, HOWDEN SOUTH ROAD  
LIVINGSTON, EH54 6QU



## Location

Livingston is a popular town in the Lothians, approximately 15 miles West of Edinburgh and 35 miles East of Glasgow. Livingston benefits from excellent transportation links with two train stations and an extensive network of bus services, making the property easily accessible across the central belt.

The property is part of a small parade of retail units, which comprises a mixture of local and national commercial occupiers; including Dominos Pizza, Cut Above, The Studio Nails & Lashes, Butterflies Florist, and The Chinese Takeaway.

The surrounding area is an established mix of commercial, residential and community users. The property is located adjacent to the Livingston Shopping Centre and Designer Outlet, as well as Almondvale Retail Park.

**Rarely available leasehold opportunity in  
West Lothian**



Google Maps



# Description

UNIT 8(1), ALMONDSIDE, HOWDEN SOUTH ROAD  
LIVINGSTON, EH54 6QU



## Description

The subject comprise a large windowed retail unit on the first floor of a two-storey standalone purpose built neighbourhood retail development along with dedicated car parking spaces. Access to the premises is controlled by a buzzer system.

Currently operating as a hair salon, the premises feature an open-plan layout with a spacious retail area and a staff room located at the rear. The space benefits from an abundance of natural light, creating a bright and welcoming environment.

The property offers flexibility for a range of retail or professional service uses, subject to the appropriate planning permissions being obtained.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
First Floor	55.31	595
<b>TOTAL</b>	<b>55.31</b>	<b>595</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

## Rent

Offers over £12,000 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £4,100 which will allow for 100% rates relief subject to the purchaser's other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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