



To Let

Unit 3, Almondvale Retail Park, Livingston, EH54 6QX

Prominent Retail Warehouse Unit To Let

avisonyoung.co.uk

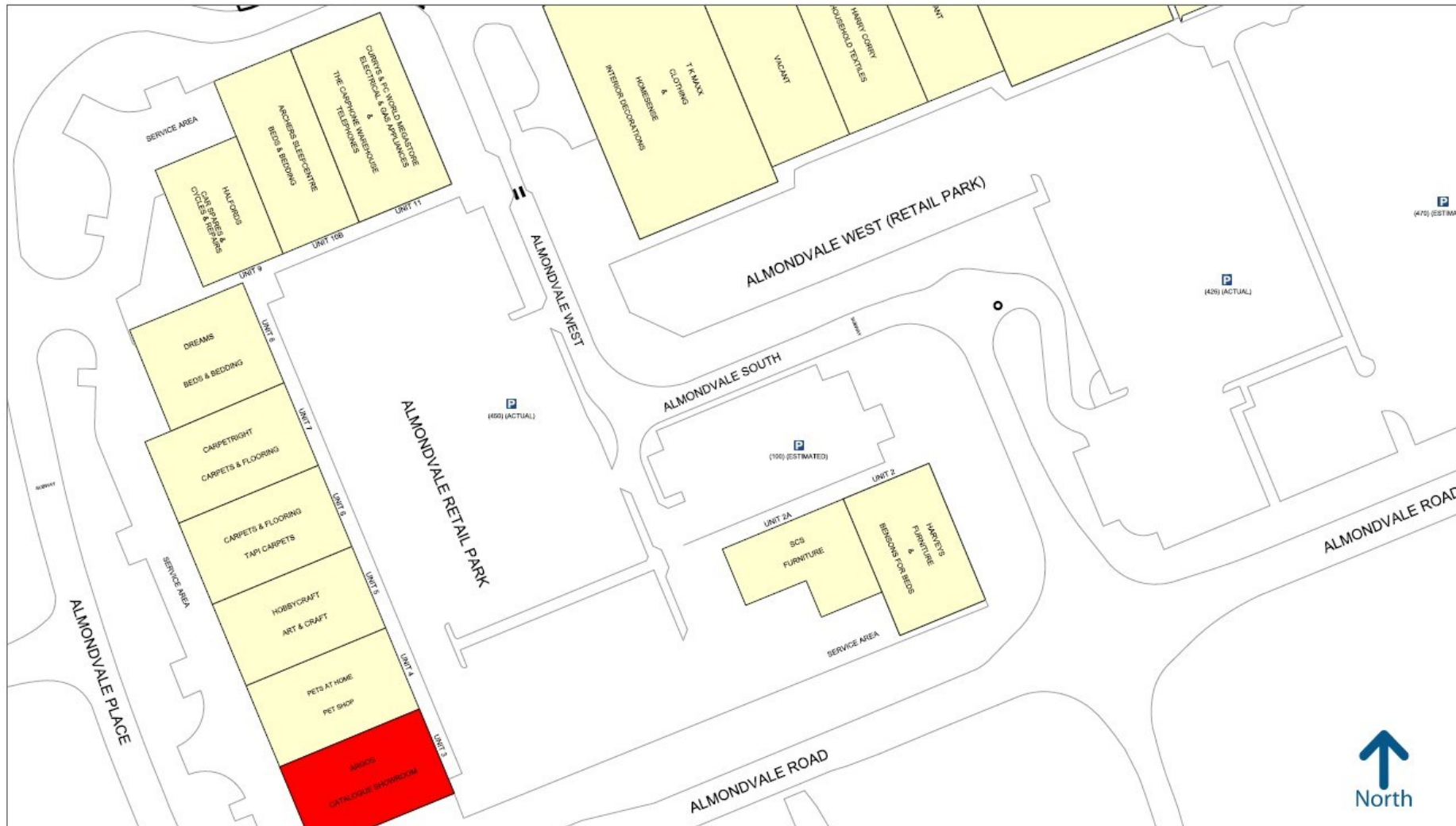


AVISON
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Livingston



50 metres



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Experian Goad Plan Created: 01/02/2021

Created By: Avison Young

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Highlights



Size
20,030 sq ft



Planning Consent
E(α)



Prominent location
**Adjacent to
Pets at Home**



Parking Spaces
circa 100



client
Argos

Location

The premises are located in Almondvale Retail Park, servicing Livingston and the wider West Lothian area. The park is located just off the M8 motorway, 25 minutes from Edinburgh and 35 minutes from Glasgow.

The unit occupies a prominent location, in close proximity to Livingston Designer Outlet and The Centre shopping centres.

Existing occupiers include **Pets at Home, Halfords, Currys / PC World, Carpetright, Tapi Carpets, Hobbycraft** and **Archers**.

Description

The premises comprise a ground and first floor retail warehouse unit providing the following approximate Gross Internal Areas:

Floor	Sq m	Sq ft
Ground Floor	929.74	10,008
First Floor	931.05	10,022
Total	1,860.79	20,030

Passing Rent

The unit has a passing rental of £200,000 per annum.

Lease Terms

The subjects are available by way of a sublease or assignment, with the existing expiry on 20 February 2025.

Business Rates

We understand that the property is assessed as follows:

Rateable value: £184,000

The premises may qualify for rates relief at present. Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

The premises falls within Class 1 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Service Charge

The current service charge estimate for the premises is approximately £13,400 per annum.

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

<https://sainsburysproperties.co.uk/>

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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