



TO LET

118 Carondean Centre South Road, Livingston, EH54 8TD

Former Coffee Shop

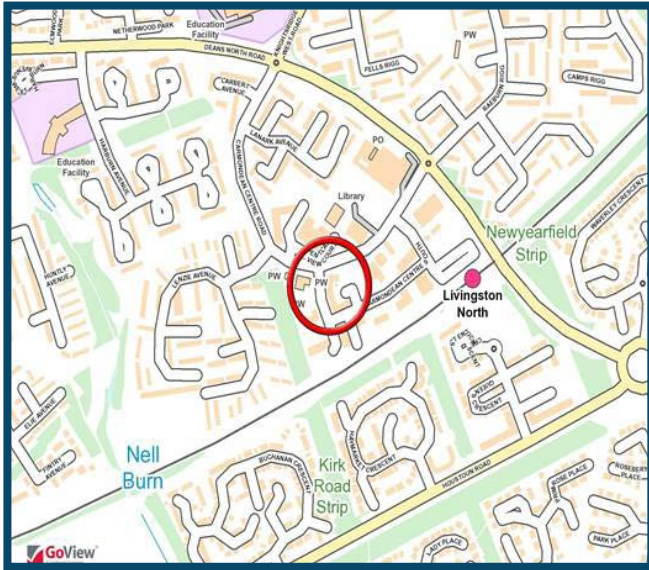
775 sq.ft/72 sq.m

Established retail location

Excellent public transport links

LOCATION

Situated in the local commercial centre of Carmondean Centre South and close to Livingston North Railway Station, New Carmondean Business Retail Units benefit from a busy local environment whilst being easily accessed from the M8 motorway at junctions 3 and 3A (both being approximately 5 minutes drive away). Occupiers in the immediate vicinity, including Morrison's, Carmondean Health Centre, Local Library, The Saltire PH, R S McColl, Ladbrokes, Arnold Clark, a BP petrol filling station and Livingston North railway station.



DESCRIPTION

Formerly a very busy Coffee Shop, the unit benefits from its existing fit out or can easily be adapted for other retail uses.

ACCOMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice, (Sixth Edition) and its definition of Gross Internal Area, and is as follows:

Gross Internal Area – 775 sq.ft/72 sq.m

RATEABLE VALUE

According to the Valuation Roll, the property has a Rateable Value of £11,200, which based on the current rate poundage of 49p in the £ the cost attached to non-domestic rates would be £5488.

LEASE TERMS

Standard Length of lease is 5 years, a three month deposit is required. The landlord is seeking £13,000 per annum plus Vat.

VAT

VAT will be charged on all payments due to the landlord.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole letting agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

REFERENCE:

ESA1884

DATE OF PUBLICATION:

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CONTACT:

DM Hall

Graeme.Pollock@dmhall.co.uk

0131 624 6130

Edinburgh Agency

DM Hall

0131 024 6130-

edinburghagency@dmhall.co.uk

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