

TO LET - LEISURE / RETAIL

NEW CHEVIOT HOUSE

ALMONDVALE BOULEVARD, LIVINGSTON, EH54 6QN



KEY HIGHLIGHTS

- 1,415 to 5,333 sq ft
- Situated opposite the The Centre & Livingston Designer Outlet
- Benefits from Class 1A, Class 3, Class 11 consent
- Generous on-site parking
- Prominent commercial units available separately or together
- Available Q3 2025
- Scope to combine spaces to satisfy larger requirements
- Well-suited for office / clinic / dentist / gym / funeral directors / nursery / retail / cafe etc

SUMMARY

Available Size	1,415 to 5,333 sq ft
Rent	Rent on application
Business Rates	The subjects require to be re-assessed upon completion of sub-division works
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

New Cheviot House comprises a modern commercial building arrange over ground, first and lower ground floor level.

Our client is currently sub-dividing the subjects to provide 2 x self-contained ground floor units with a connecting lower ground floor space with vehicle access.

The accommodation is available as 3 x separate units or can be combined to satisfy larger requirements

LOCATION

Livingston is one of Scotland's most successful new towns strategically located between Glasgow & Edinburgh off the M8 motorway with a population of over 60,000 persons and a catchment population of over 171,000 within a 20 minute drive time.

New Cheviot House is situated within the centre of Livingston opposite The Centre and Livingston Designer Outlet.

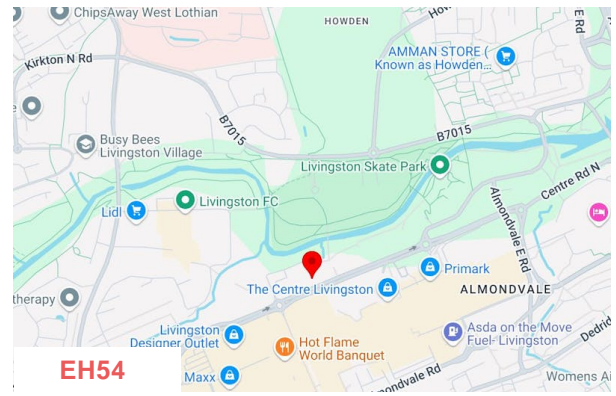
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	1,415	131.46	Available
Ground - Unit 1	1,477	137.22	Available
Ground - Unit 2	2,441	226.78	Available
Total	5,333	495.46	

PLANNING

The subjects benefit from Class 1A, 3, 11 consent.



VIEWING & FURTHER INFORMATION

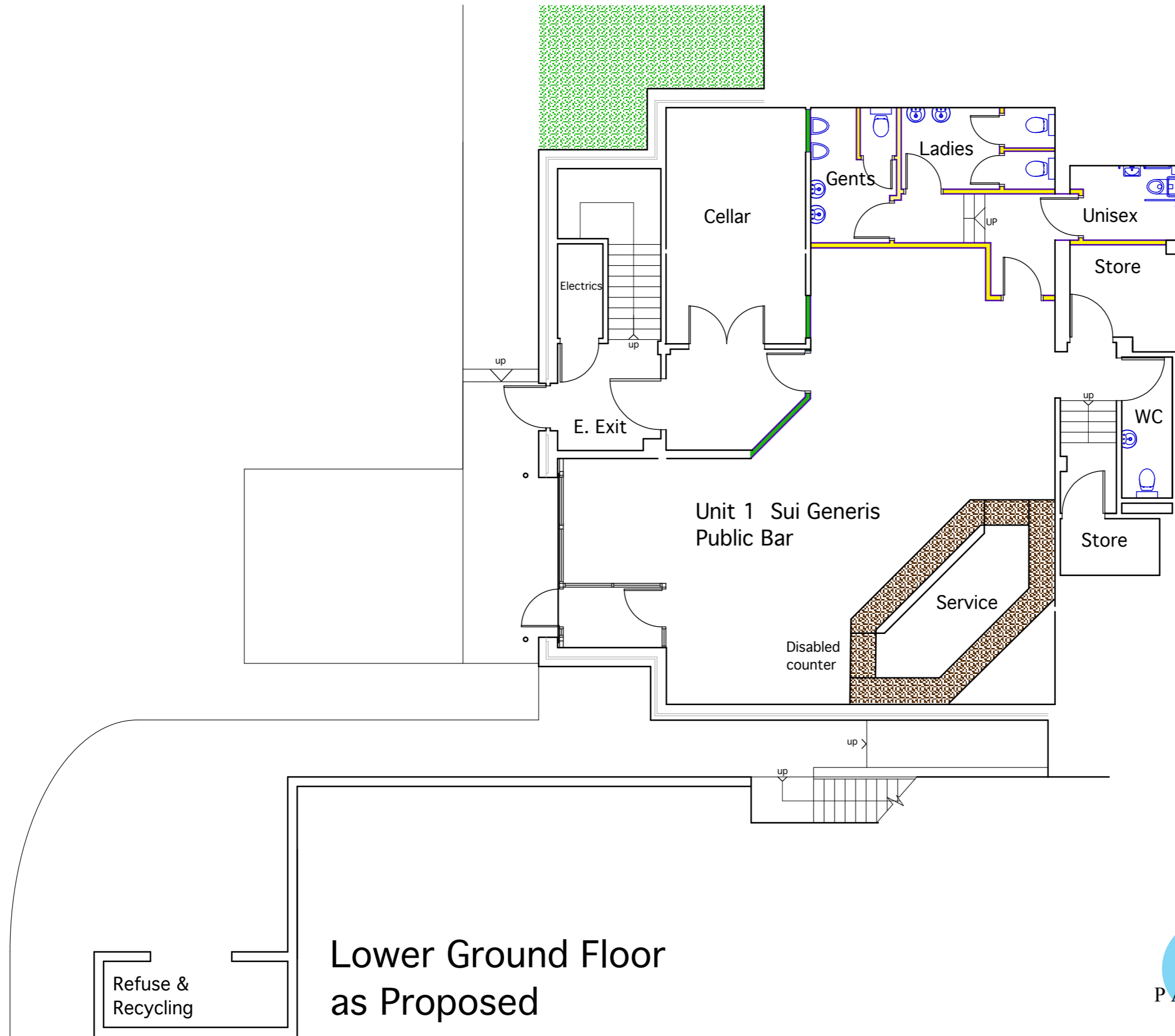
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Lower Ground Floor as Proposed

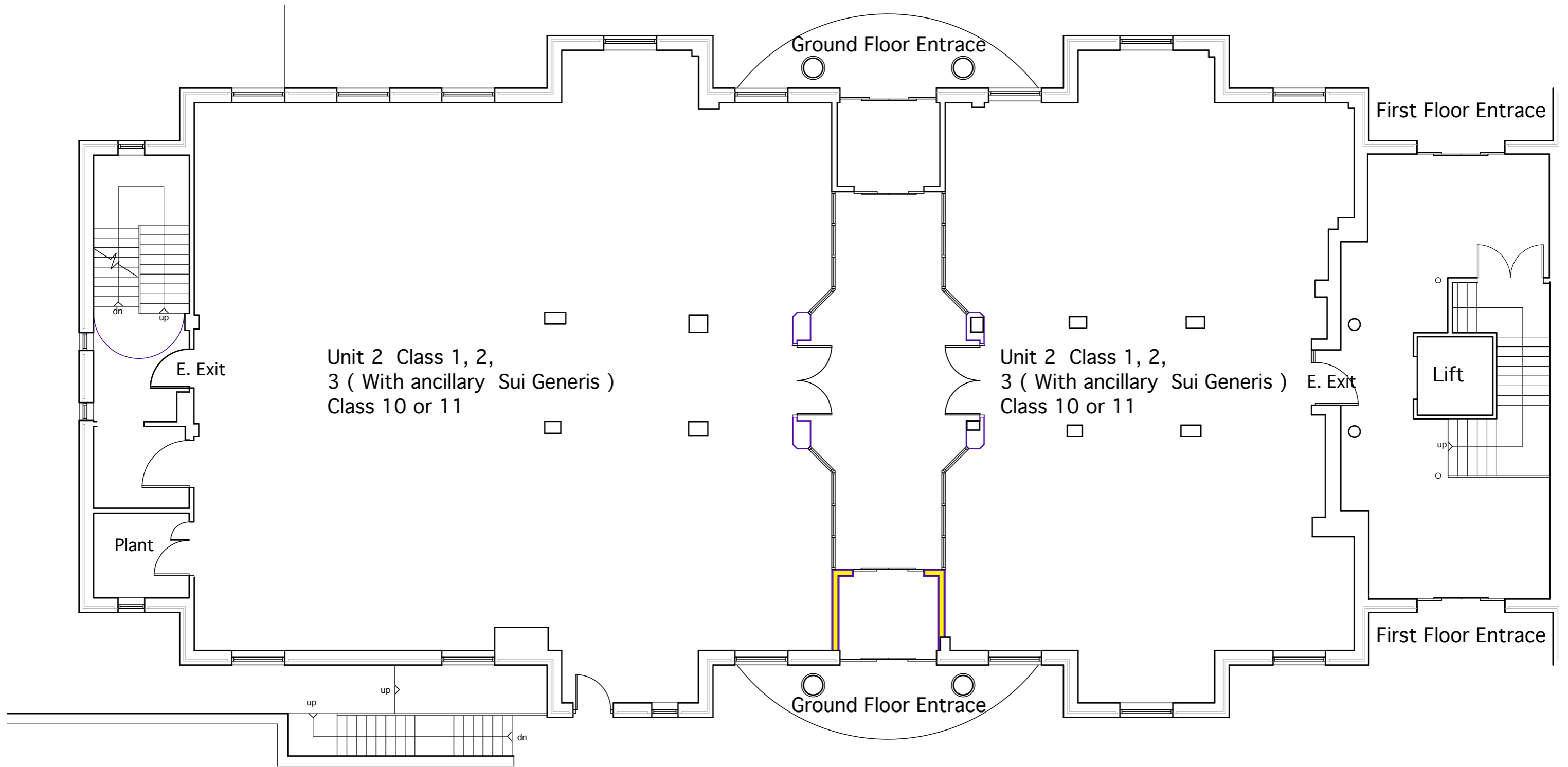


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DRAWING Lower Ground Floor Plan as Proposed	PROJECT New Cheviot House Almondvale Boulevard Livingston EH 54 6QL	CLIENT OM Par Ltd	DATE Jan 2020	DRAWN DN	SCALE 1:100 @ A3
			JOB No. 1929	DRAWING No. 08	REVISION



Ground Floor as Proposed



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			JOB No. 1929	DRAWING No. 09	REVISION