

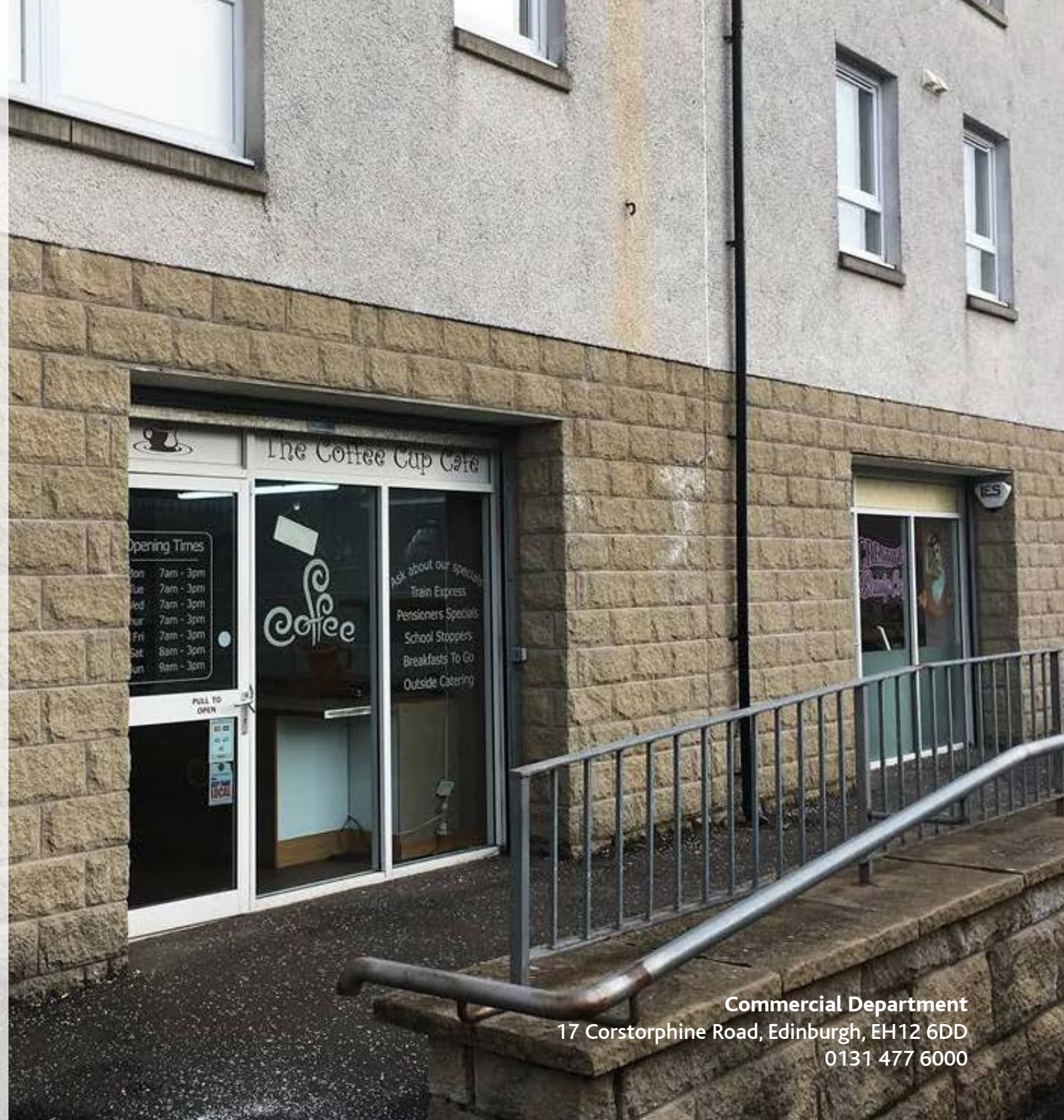
## RETAIL

## TO LET

118

Carmondean 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.

## ACCOMMODATION

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:

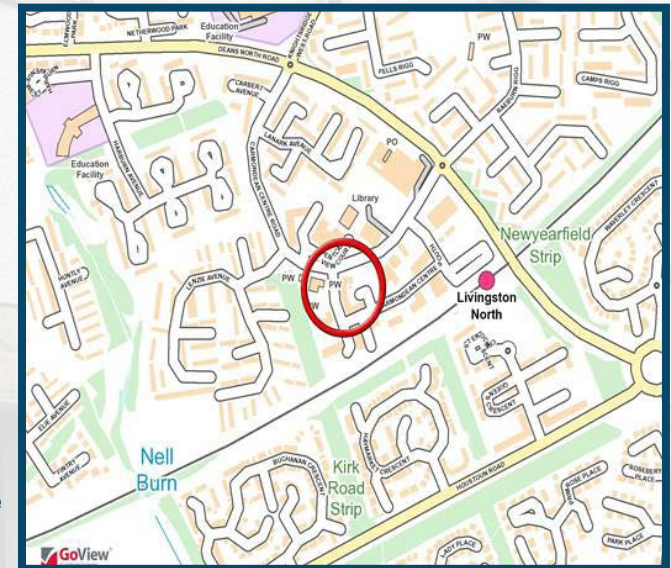
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