

## POTENTIAL DEVELOPMENT OPPORTUNITY

- > EXTENSIVE SITE SUITED FOR RESIDENTIAL DEVELOPMENT
- > LOCATED IN LIVINGSTON, WEST LOTHIAN
- > CURRENTLY OCCUPIED BY BUSINESS CENTRE PROVIDING SHORT TERM INCOME
- > LAND EXTENDS TO 2.35 HA (5.81 ACRES)
- > IN CLOSE PROXIMITY TO LIVINGSTON TOWN CENTRE AND M8 MOTORWAY
- > OFFERS INVITED



# FOR SALE

**LIVINGSTON BUSINESS CENTRE, CHARLESFIELD LANE, LIVINGSTON, EH54 7AJ**

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### LOCATION

The subjects comprise an extensive site which is well located within Livingston, West Lothian. Livingston, home to over 56,000 people, is the administrative hub of West Lothian which has one of the fastest growing and youngest populations in Scotland.

Livingston town centre comprises the largest indoor shopping location in Scotland with The Centre and Livingston Designer Outlet drawing shoppers from across the country. Exceptional connectivity by road and rail includes two train stations which between them provide up to 6 direct trains per hour to Edinburgh and Glasgow.

It is located in close proximity to the following transport networks (travel time by car);

- Edinburgh's International Airport (15 mins)
- Glasgow City Centre (40 mins)
- Edinburgh City Centre (30 mins)

In addition Livingston sits on the main railway between Edinburgh and Glasgow taking 60 minutes to Glasgow and 25 minutes to Edinburgh by train.

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

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.



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### DESCRIPTION

The subject site is occupied solely by an existing business centre office and associated car parking which is currently zoned for employment uses. The site boundary extends to 5.81 acres and is located in close proximity to the town centre and other residential developments as well as having good accessibility with entrances at the north west and east points on the site. The property comprises of a single storey business centre which is currently multi-let, on short term basis and occupies the easterly portion of the site along with extensive car parking and currently benefits from class 4 business office use as per Town and Country Planning (Use Classes) (Scotland) Order 1997. We do however believe the site has potential for residential development and enquiries in respect of same to West Lothian Council. A copy of the current tenancy schedule is available on request.



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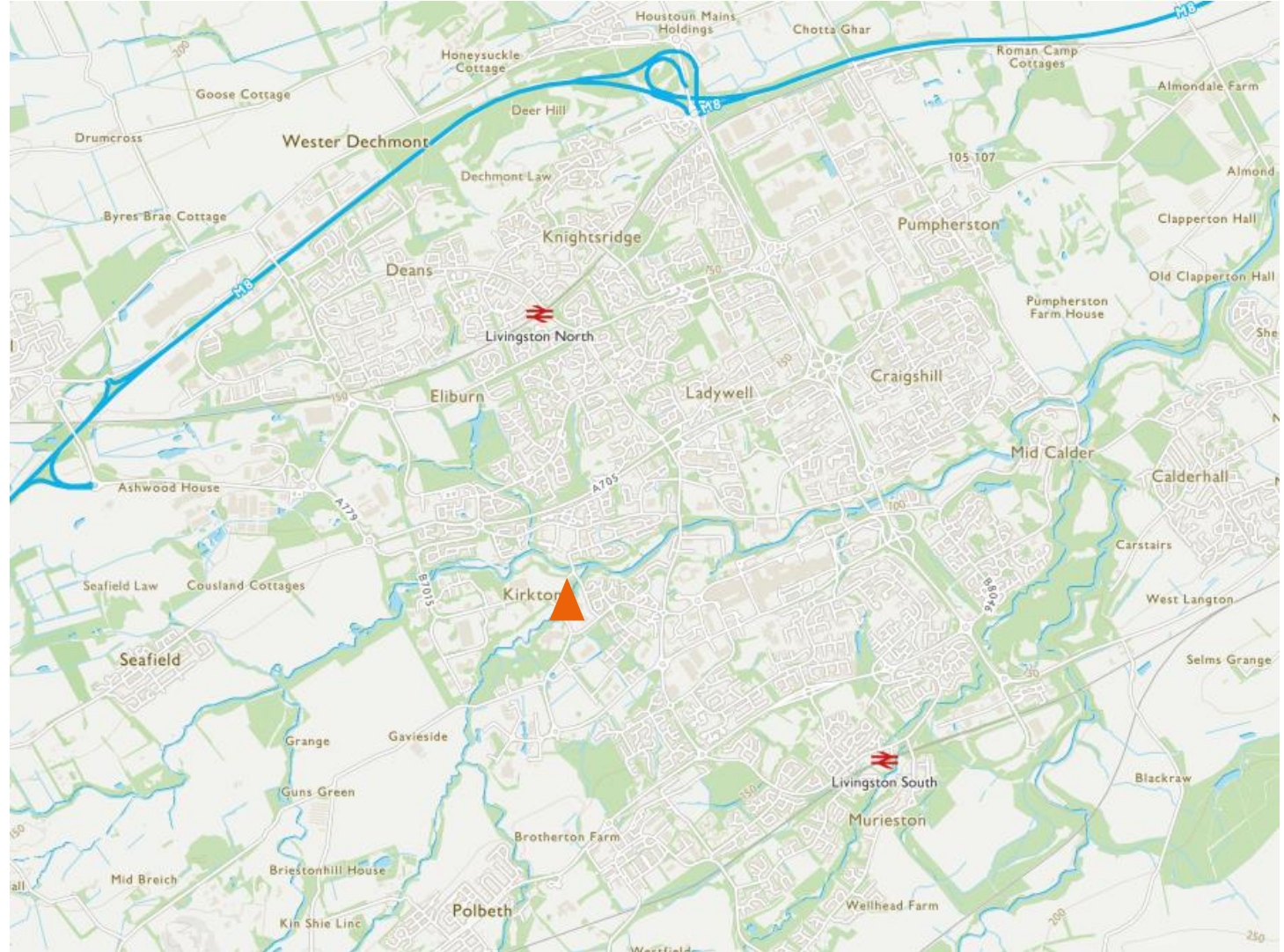
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### ACCOMMODATION

The areas have been calculated on a net internal area basis and individual offices/workshop sizes can be made available on request.

ACCOMMODATION	SqM	SqFt
Ground floor	1,796	19,338
TOTAL	1,796	19,338

The site boundary extends to approximately 2.35ha (5.81 acres)

### LEGAL COSTS

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

### EPC

Released on application

### VAT

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

### TENURE

The premises are currently let on a room-by-room basis on mainly month licence agreements. The current passing rental is £76,560 per annum with a fully occupied ERV of £160,000 per annum. A copy of the current tenancy schedule is available on request.

### OFFERS

Offers are invited for the freehold interest and will be considered both subject to or non-conditional to planning consent.



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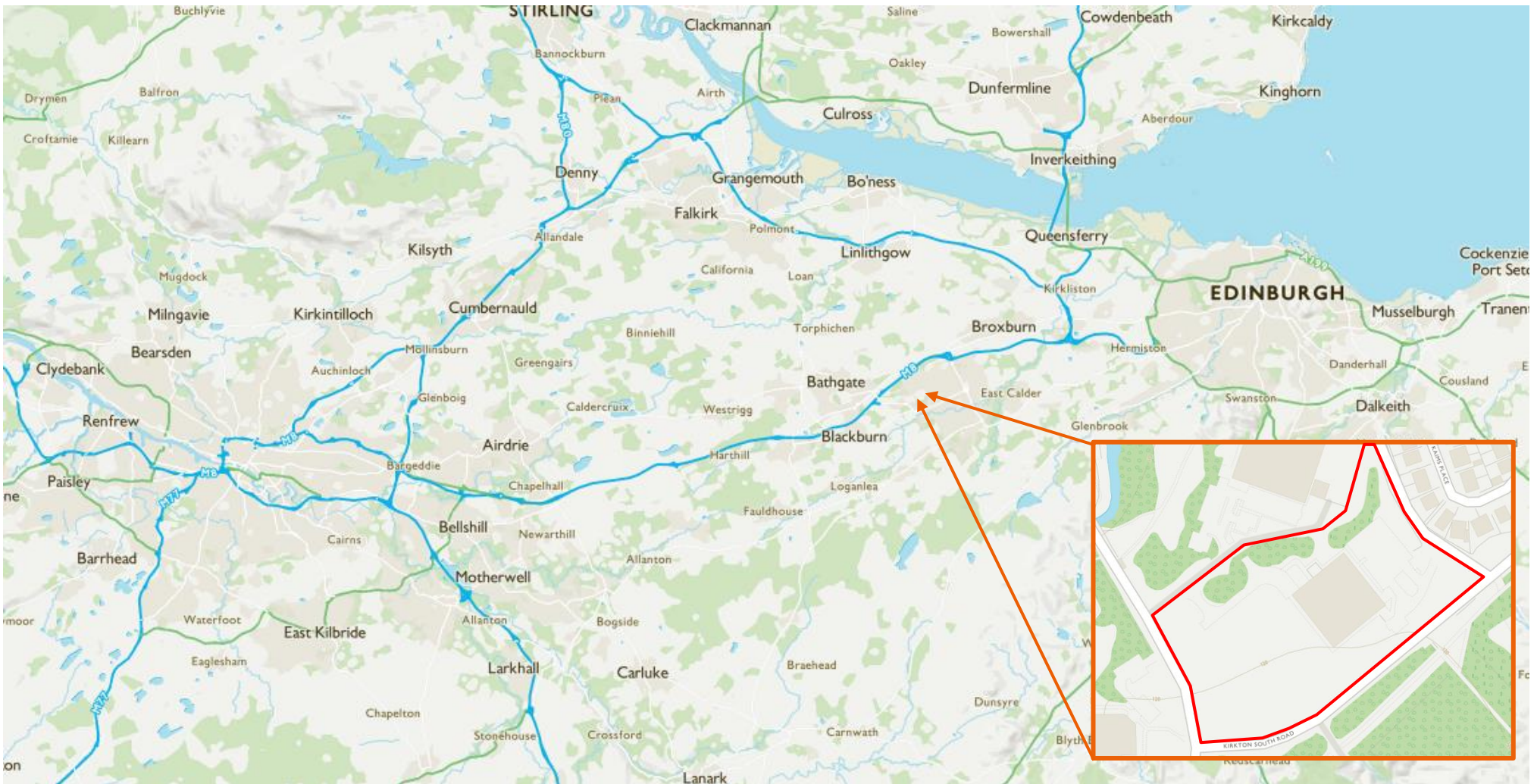
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