

# DM HALL

## To Let

**Class 1A Premises**

**Unit 3 Howden  
West Road,  
Livingston,  
EH54 6AA**



**95.22 SQ.M  
1,025 SQ.FT**

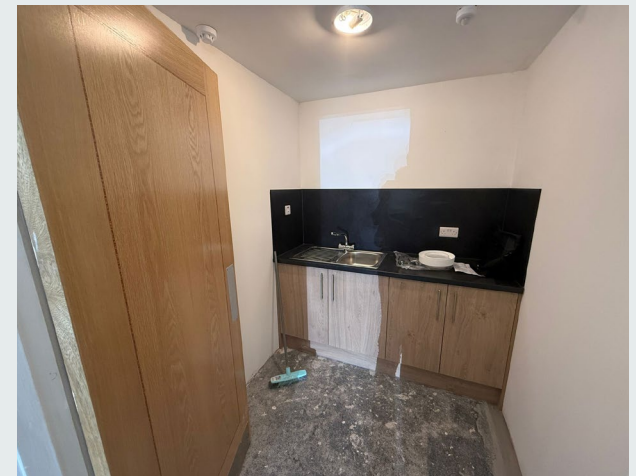
# Property Details

- Class 1A premises available to let
- Located within high footfall retail parade
- Abundance of on-site parking
- Significant vehicular and pedestrian passing trade
- Rental offers over £16,000 per annum (plus VAT)

## LOCATION:

Livingston is situated at the heart of Scotland's Central Belt, approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. The location boasts excellent transport links to both cities, with a central bus terminal, two train stations, and connections to Scotland's central road network.

More specifically, the subjects are located within a purpose-built retail development on Howden West Road, in close proximity to St John's Hospital, attracting high levels of footfall. The unit is situated within a popular retail area, with an abundance of secure parking directly outside. Co-op Supermarket and Greggs are located within the estate, with other nearby occupiers including Shell filling Station, Enterprise Rent-A-Car and the Scottish Ambulance Service.



# Property Details

## DESCRIPTION:

The subjects comprise a ground floor, Class 1A premises, of steel portal framed construction, surmounted by what appears to be a mono-pitched roof.

Access is achieved via an aluminium framed, pedestrian access door.

Internally, the subjects are arranged to provide a main, open-plan retail area, with cellular partitioned office/store to the front. The premises benefits from a tea-prep kitchen, with an accessible WC located towards the rear. Lighting is achieved via a combination of fluorescent strip lights and LED spotlights.

## ACCOMMODATION & FLOOR AREAS:

The property has been measured on a net internal basis, in accordance with RICS Code of Measuring Practice - 6th Edition:

FLOOR	SQ M	SQ FT
Ground	95.22	1,025

## RENT:

Our client is seeking offers over £16,000 plus VAT per annum for the interest of the subjects on a leasehold basis.

## LEASE TERMS:

The subjects are offered on standard full repairing and lease terms, for a period to be negotiated.

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £19,100. Information on business rates can be found: Valuation — Scottish Assessors

## ENERGY PERFORMANCE:

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

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting/selling agents:-

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



## Make an enquiry

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**DM HALL**



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**RICS**

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