ORINSEN

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PROMINENT RETAIL PARK UNIT — TO LET

UNIT 10 ALMONDVALE SOUTH

ALMONDVALE SOUTH RETAIL PARK, LIVINGSTON EH54 6XG

RENT
On Application
Excl. VAT

SIZE
3,563 sq ft
331.13 sqm · Ground floor

TENURE
New FRI Lease
Split options available

0131 374 1111

LOCATION

Almondvale Retail Park is ideally located in Scotland's central belt, only 25 minutes from Edinburgh and 35 minutes from Glasgow. Situated just off the M8, the park attracts circa 1.4 million visitors annually.

Almondvale Retail Park benefits from a strong tenant line up, with operators including **Sainsbury's**, **KFC**, **Home Bargains**, **Aldi**, **Sports Direct**, **The Range** and **B&Q**.

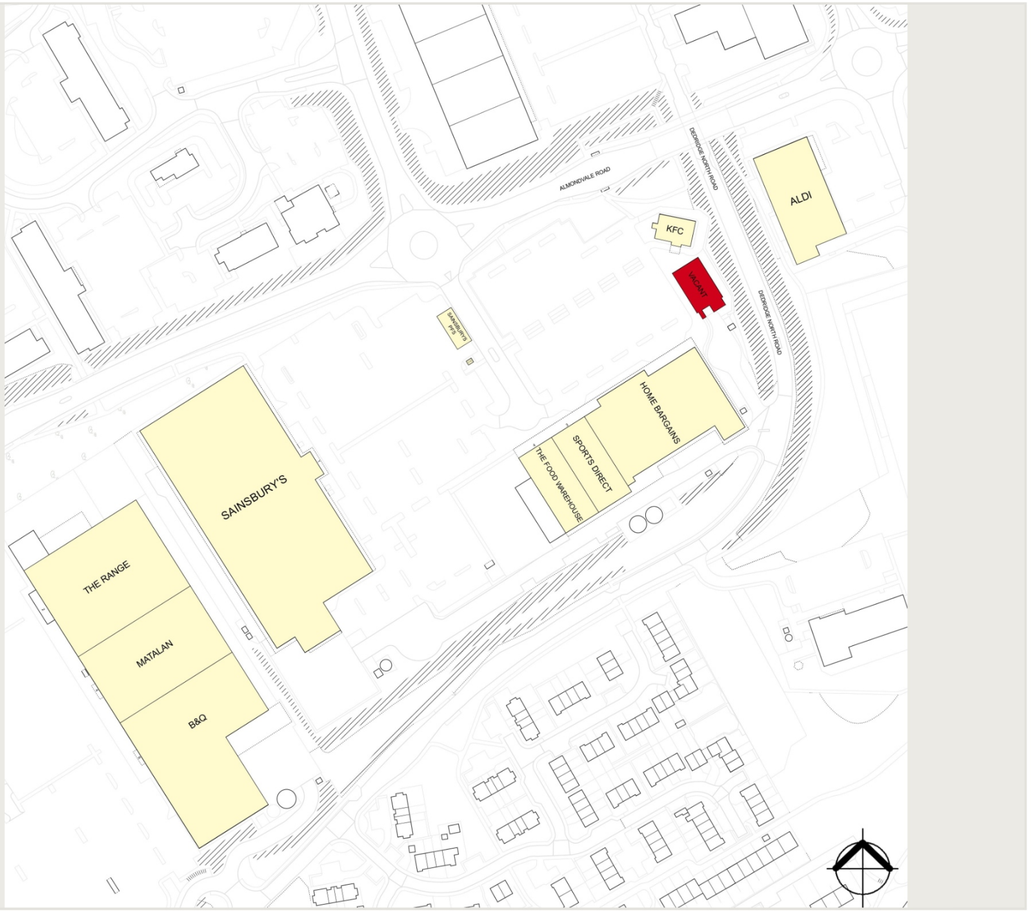
DESCRIPTION

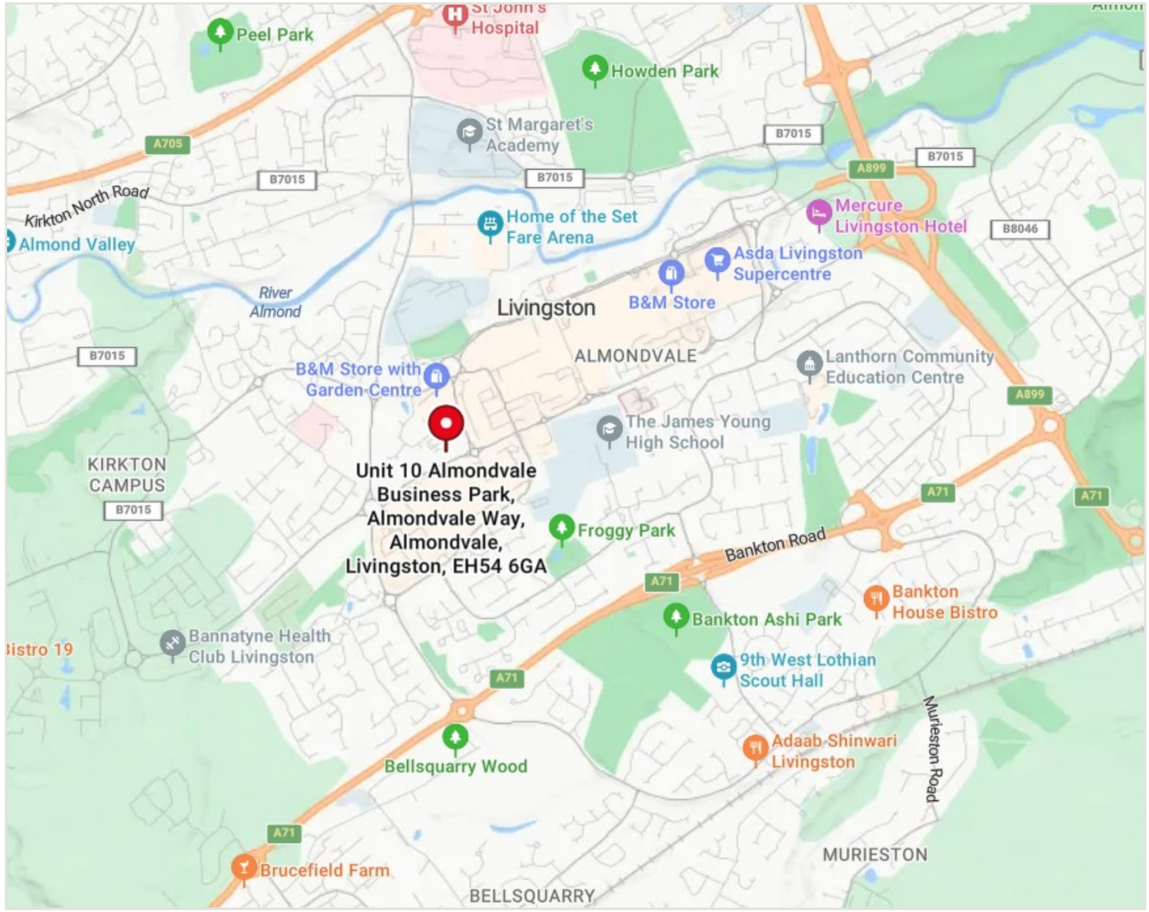
The premises comprise a standalone retail unit suitable for a range of occupiers and uses. The subject property will be fully refurbished and is available as a whole or split into multiple units depending on tenant interest and requirements. Sub-division options include 2, 3 and 4 unit splits providing space between 861 sq ft (80 sqm) and 1,829 sq ft (170 sqm) depending on layouts.

FURTHER INFORMATION

ACCOMMODATION	The premises extend to the following approximate gross internal area: - **Ground Floor 3,563 sq ft (331.13 sqm)** Sub-division options provide space between 861 sq ft (80 sqm) and 1,829 sq ft (170 sqm).
LEASE	The subjects are available by way of a new Full Repairing and Insuring (FRI) lease.
RENT	**On application** for either the whole or subdivided options. All rents quoted exclusive of VAT.
TENURE	Leasehold – new FRI lease, whole or subdivided.
PLANNING	The premises currently benefit from having Class 3 consent, however would be suitable for a variety of uses including Class 1A retail, subject to planning.
EPC	An EPC report is available on request.
RATING	To be confirmed.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN





VIEWING

Strictly by appointment through ORINSEN.



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