



Follyburn Place, Livingston, EH54 6BF

- Retail Parade In Densely Populated Area
- Ground Floor Modern Unit
- Customer Parking
- Class 1 Consent
- 850sq ft
- Rear Service Yard
- Rent: £20,000p.a.x

LOCATION

The property is situated on a prominent position within the Follyburn retail parade. Follyburn Place is a short street in the Eliburn neighbourhood of Livingston, West Lothian's largest town and administrative centre in Scotland's Central Belt. Livingston sits roughly 15 miles west of Edinburgh and 30 miles east of Glasgow, forming a key residential, retail and employment hub that serves a wider West Lothian catchment of around 185,000–190,000 people, including nearby towns such as Bathgate, Broxburn and Linlithgow. The town itself has a population of approximately 56,000.

Transport connections are strong. The M8 motorway runs immediately to the north (Junction 3), with the A71 and A899 providing further strategic road links. Livingston North railway station (on the North Clyde Line) is only about half a mile from Follyburn Place and offers frequent services to Edinburgh and Glasgow, while Livingston South station serves the Shotts Line. A central bus terminal provides regular routes across West Lothian and to Edinburgh, Glasgow and Edinburgh Airport (around a 15-minute drive). Neighbouring occupiers include Co-op, Zayka and Supper Bowl.

PROPERTY

The property comprises a ground floor mid terraced retail unit with prominent aluminium framed and glazed frontage with single door entrance.

Internally then property is in a shell condition with electricity, water and drainage supply and benefits from rear door to the service yard. The property offers class 1 consent.

AREA

The property has been measured on a net internal area basis to offer the following floor area:

Ground 78.96sqm (850sq ft)



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NAV/RV

The property will require to be reassessed following tenants fit out and occupation

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £20,000p.a.x.

V.A.T.

V.A.T. will be payable on the rent

E.P.C.

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Available by appointment

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.