

TO LET

**NEIGHBOURHOOD RETAIL/ CLASS 2 UNITS
FROM 54.88 SQ.M (591 SQ.FT)**

**CARMONDEAN CENTRE SOUTH
LIVINGSTON
EH54 8TD**



**Munro House, Quarrywood Court, Livingston Village, Livingston EH54 6AX
Telephone: 01506 497010 Email: mail@japollock.co.uk**

Location

Situated in a busy neighbourhood centre serving the North part of Livingston this development benefits from its close proximity to Livingston North Railway Station with a half hourly service to Edinburgh and Bathgate.

These new units are located close to a Morrison's supermarket, RS McColl's Newsagents with sub-Post Office and a Ladbroskes. Other local services include a health centre, library, filling station, car showroom, tyre and exhaust centre, children's nursery and a number of small offices/ business space units.

Description

Although the scheme comprises 3 units they are capable of sub-division as shown on the following schedule of approximate areas. The units are being provided as shell accommodation.

Accommodation

	Sq.m	Sq.ft	
Unit A1	54.88	591	
Unit A2	93.34	1005	
Unit A3	69.62	748	
	217.84	2345	
Unit B1	72.2	775	Under Offer
Unit B2	66.2	712	Let
	138.4	1489	
Unit C1	66.22	713	Sold
Unit C2	72.03	775	Under Offer
	138.25	1488	

Rates Assessment

The properties have not yet been assessed for rating purposes.

Lease terms

The subjects are available on flexible lease terms subject to agreement.

VAT

VAT will be payable on all charges levied by the landlord.

Legal Costs

Each party will meet their own legal costs but the ingoing tenant will be responsible for Stamp Duty Land Tax, Registration Dues and VAT payable thereon.

Viewing

All viewings will be strictly by prior arrangement with the joint agents DM Hall (0131 477 6000) and JA Pollock (01506 497010)

Entry

On completion of legal missives.



The owner of the property does not make or give and neither J.A.Pollock nor their employees have authority to make or give any representation or warranty whatever in relation to this property. These particulars are believed to be correct and where practicable, reasonable steps have been taken to ensure their accuracy, but this can not be guaranteed and the particulars are expressly excluded from any contract. J.A.Pollock and their employees accept no responsibility for information supplied to them by the owner or by any third party. Date of preparation May 2009.