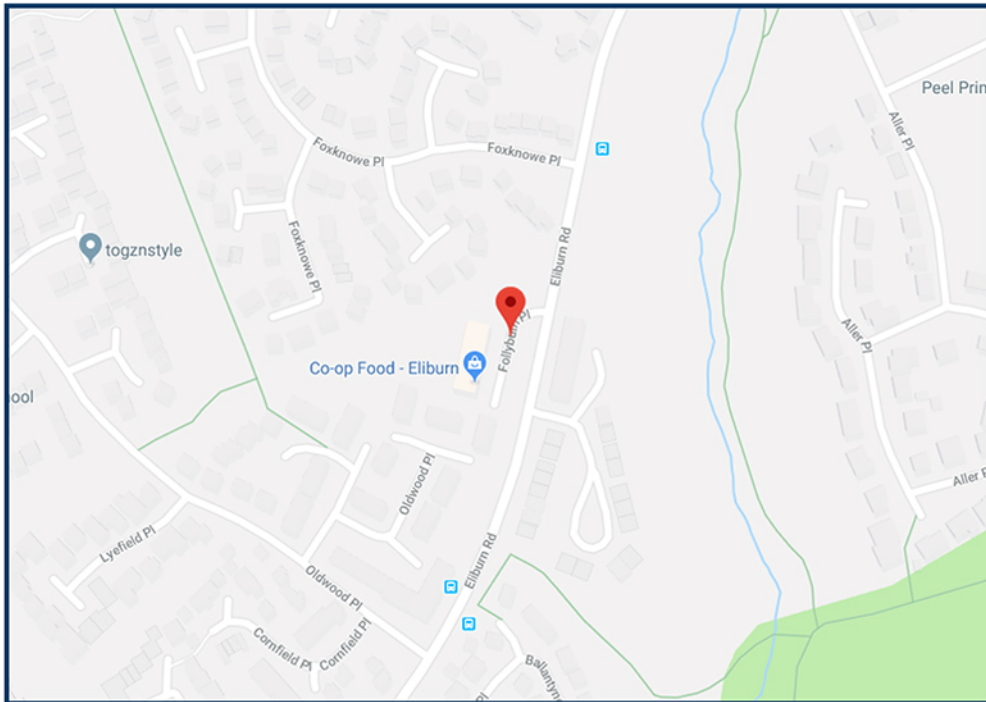


FOLLYBURN PLACE, LIVINGSTON, EH54 6BF



RETAIL / TAKE AWAY SPACE AVAILABLE



- Centre of Residential Area
- Variety of Splits Available
- 900sq ft - 2,500sq ft
- Private Parking
- Rear Yard
- Available September 2018
- Price on Application

LOCATION

The subjects are located on the East side of Follyburn Place accessed from Eliburn Road, opposite its junction with Southpark Place within the centre of Livingston.

Livingston is located close to Junction 3A of the M8 motorway within the central belt of Scotland with a resident population of c.50,000 and a further catchment of 300,000 via ease of access to the M8 network.

The subjects are situated close the extensive Barratt Homes development along Eliburn Road. Neighbouring occupiers include Co-Operative Convenience Store, i-Candy, Pizza Hut & Marionville Models.

SUBJECTS

The subjects comprise an extensive single storey retail parade of steel portal construction surmounted by a pitched roof overlaid by a tile roof.

The parade is currently due to undergo redevelopment with Co-Op relocating to the Southernmost unit, currently occupied by Zaika restaurant & the Supper Bowl. The reconfiguration shall create up to 3 No. new units within the development ranging from 900sq ft to 2,500sq ft.

The units will benefit from aluminium framed double glazed frontage, electricity & gas supplies along with secure yard to the rear of the demise.

The redevelopment could form a number of different configurations as follows;

- 1 x 2,500sq ft unit
- 2 x 1,250sq ft unit's
- 2 x 900sq ft & 1 x 600sq ft unit

Our client has obtained planning consent for 1 No. unit with hot food consent (take away & restaurant consent) with the remaining units being of retail and office consent.





NAV/RV

The subjects will require to be reassessed following fit-out completion.

PROPOSAL

The subjects will be available on new full repairing and insuring lease for negotiable term. Rents may vary subject to availability and configuration.

SERVICE CHARGE

A nominal service charge will be payable for common area management and repairs, further information available on request.

V.A.T.

All prices and premiums quoted are exclusive of V.A.T.

E.P.C

Available on request & completion of redevelopment.

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