

## RETAIL/ OFFICE

## TO LET

### Cheviot House Almondvale Centre Livingston

- Retail/ office options in town centre
- Private/ customer parking
- Adjacent to Almondvale Centre
- From 1415 sq.ft NIA.-
- Rent on Application
- Consent for Scottish Use classes 1 (Retail), 2 (Professional Services) and 11 (Assembly and Leisure)

**DM HALL**  
CHARTERED SURVEYORS



Commercial Department  
17 Corstorphine Road, Edinburgh, EH12 6DD  
0131 477 6000

**LOCATION:**

Livingston is located approximately halfway between Edinburgh and Glasgow on the M8 motorway, and has a population of 60,000 residents. The town is the region's central retail hub with approximately 250 retail units in the town centre envelope.

New Cheviot is a new mixed use development, at the Centre of Livingston, opposite Almondvale Centre, West Lothians central retail and leisure location, with neighbouring occupiers including Debenhams, McDonalds, and West Lothian Council.

The exact location of the subjects can be seen on the map below:

**DESCRIPTION:**

This new development is a mixed use scheme, incorporating town centre offices, retail, and leisure opportunities. The space is arranged over 3 floors, with 2 retail units proposed on the ground floor, with alternative uses being promoted on basement and first.

Full planning permissions are available on request.

**ACCOMMODATION:**

The Net Internal areas for the units are as follows:  
Lower Ground- 1415 sq.ft  
Ground Retail 1- 1477 sq.ft  
Ground Retail 2- 2441 sq.ft  
First Floor- 4349 sq.ft

**RATING ASSESSMENT:**

The properties have not yet been assessed for rates proposes.

**LEASE TERMS:**

Rent is available on application, and concession packages are available on commercial lease terms, subject to contract and covenant.

**DATE OF ENTRY**

Upon completion of legal formalities.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available on request.

**VIEWING:**

Strictly by arrangement with the letting agents.

**VAT:**

All prices quoted are exclusive of VAT which maybe chargeable.

**LEGAL EXPENSE:**

Each party will be responsible for the payment of their own legal costs in this transaction.

**FURTHER INFORMATION:**

Further information can be provided by the joint agents:

DM Hall LLP  
17 Corstorphine Road  
Edinburgh  
EH12 6DD  
Tel: 0131 624 6130  
Fax: 0131 477 6016

EMAIL: [graeme.pollock@dmhall.co.uk](mailto:graeme.pollock@dmhall.co.uk)  
[mhairi-anne.fraser@dmhall.co.uk](mailto:mhairi-anne.fraser@dmhall.co.uk)

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