

Livingston
104, 116, 118, 144-146 & 148
Carmondean Centre
South Road
West Lothian
EH54 8TD

- **Heritable Retail Parade Investment**
- Five ground floor retail units
- Popular local parade
- Asset management opportunity
- Unit 144-146 Rent Review April 2019
- Total Current Rents Reserved **£67,875 pa**



Unit 148



Unit 118



Unit 144/146



Unit 104/116



Tenure

Heritable.

Location

Livingston, with a population of over 56,000, is the largest town in West Lothian and is located some 15 miles west of Edinburgh, 38 miles east of Glasgow and is adjacent to the M8 Motorway.

The property is situated on the north side of Carmondean Centre South Road, a short distance from Livingston North Rail Station.

Occupiers close by include Morrisons, Kwik Fit, BP, Spar and a number of local occupiers and residential units.

Description

The property is arranged on basement and ground floors to provide five retail units which form part of a larger property, the remainder of which is not included in the sale.

VAT

VAT is applicable to this lot.

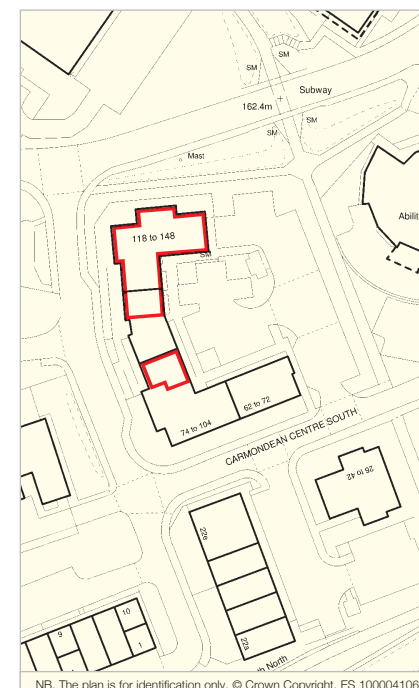
Documents

The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
104	The Creative Hair Company Limited	Ground Floor 67.35 sq m (725 sq ft)	10 years from 04.11.2010 FR & I	£11,625 p.a.	Reversion 2020 Rent deposit held
116	The Creative Hair Company Limited	Ground Floor 60.40 sq m (650 sq ft)	5 years from 01.04.2015 FR & I	£12,000 p.a.	Reversion 2020
118	The Coffee Cup Café Limited	Ground Floor 66.90 sq m (720 sq ft)	10 years from 08.02.2010 FR & I	£13,000 p.a.	Reversion 2020
144-146	Iwona Ambozeiwicz (t/a Bratek Polish Food Shop)	Ground Floor 149.10 sq m (1,605 sq ft)	12 years, 1 month from 01.03.2012 FR & I	£20,000 p.a.	Rent Review April 2019 Tenant break option April 2019 Rent deposit held
148	Kenneth Dick (t/a SKD Property Services)	Ground Floor 65.05 sq m (700 sq ft)	10 years from 01.06.2011 FR & I	£11,250 p.a.	Rent deposit held
		Total 408.80 sq m (4,400 sq ft)		Total £67,875 p.a.	



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor S Thomson Esq, Morton Fraser LLP. Tel: 0131 247 1164 e-mail: steven.thomson@morton-fraser.com

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