

FOR SALE

COMMERCIAL DEVELOPMENT LAND

- ◆ Detailed planning consent for a commercial unit with dedicated car parking
- ◆ Site area of approximately 0.67 acres
- ◆ New build extending to 1,800 sq m (19,375 sq ft)
- ◆ 10 minutes walk to Livingston Town Centre
- ◆ Part of a high quality residential development by Cala Homes which will provide on completion 144 new homes



OFF CHARLESFEILD ROAD

LIVINGSTON

WEST LOTHIAN

EH54 7DR

LOCATION



The subjects are located in Livingston, West Lothian, off Charlesfield Road.

Livingston is the largest town in West Lothian. It is situated approximately 15 miles west of Edinburgh and 30 miles east of Glasgow. Livingston is easily accessible by car via the A71 and M8 motorway. In addition, the town is well serviced by public transport to include two train stations (Livingston North and Livingston South) as well as several bus routes.

Livingston is a new town and comprises of several well establish industrial estates and business parks with blue chip occupiers throughout. In addition, the town centre is made up of the largest indoor shopping location in Scotland, comprising of over 1 million sq ft to include national retailers, bars and restaurants.



ADJACENT TO RETAIL



ADJACENT TO BUS STOPS



ADJACENT TO INDUSTRIAL ESTATES

DESCRIPTION

The subjects are accessed off Charlesfield Road via a newly formed road. The subjects extend to approximately 0.67 acres and are broadly rectangular in shape and level. The Vendor has completed initial ground works to include the formation of the access road and site levelling works to the site. It is currently used as the site compound for the wider residential development.

The site will be sold with services brought to the boundary, with the Purchaser having the relevant rights to connect into. These will include electricity, gas and connection in to the Scottish Water network (water and foul). The purchaser will make their own applications with the appropriate utility company.



Indicative CGI of proposed development

PLANNING

The site benefits from Detailed Planning Consent for commercial use (Ref: 0458/ FUL/21 for the entire site. 0843/ MSC/22 for the Commercial Unit).

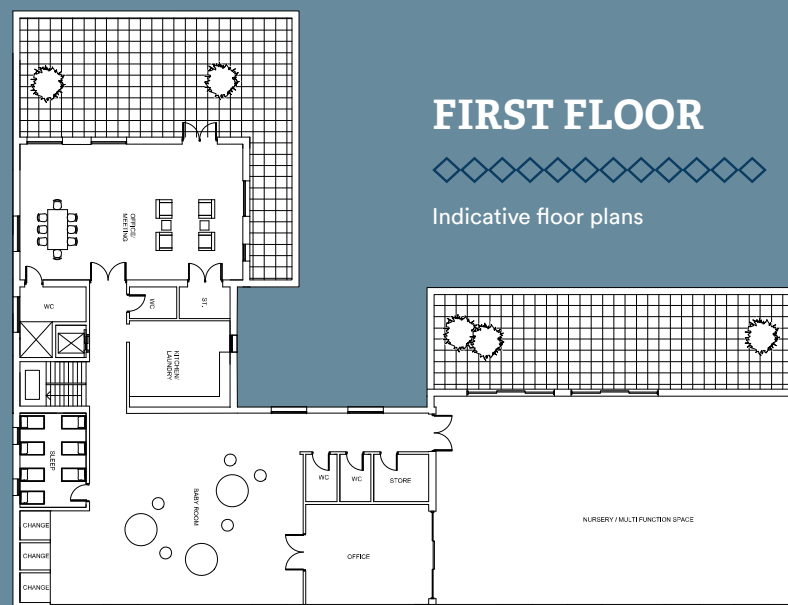
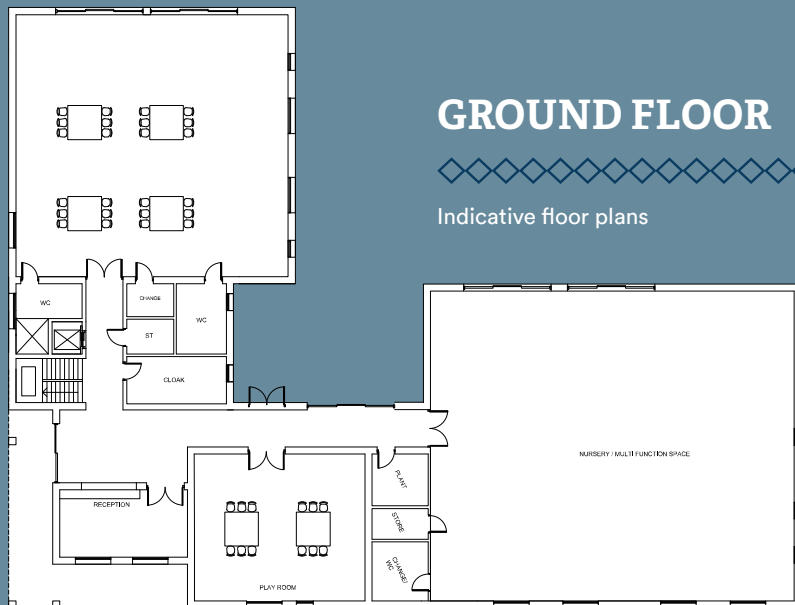
Further information with regard to the planning consent can be viewed by clicking on the following link to West Lothian Council's planning portal [here](#).

USES

The proposed commercial unit (as per the consent requirements) is a 1,800 sq m (19,375 sq ft) two-storey building. The property can be developed to include Use Classes 1, 2, 3, 4, 8, 10, 11 or sui generis uses. Further information is available from the selling agent.

FURTHER INFORMATION

Technical information is available to interested parties on request. Please contact the selling agents for access details.



SALE TERMS



The Vendor is seeking offers for the Heritable interest in the subjects. It is the preference of the Vendor to secure a clean sale however consideration will be given to a conditional offer to purchase.

Interested parties should note interest with the sole selling agent to receive further information and to be kept informed of any closing date.

VAT



VAT will be payable on all outgoing.

PRICE



Offers are invited for the Heritable interest.

LEGAL FEES



Each party will be responsible for their own legal fees with the Purchaser responsible for LBTT, Registration Dues and any other costs thereon.

DATE OF ENTRY



On conclusion of clean Missives.

VIEWING



Viewings of the site are by appointment only. Please contact the sole selling agent to arrange.



Indicative CGI of proposed development

FURTHER INFORMATION



For further information, please contact the sole selling agents.



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