

bellair

POTENTIAL DESIGN AND BUILD OPPORTUNITY/MAY SELL

PROMINENT ROADSIDE LOCATION SUITABLE FOR A WIDE RANGE OF USES - APPROXIMATELY 0.55 Ha (1.38 ACRES)



FORMER PENTLAND HOUSE, ALMONDVALE SOUTH, LIVINGSTON, EH54 6NG



Situation

Livingston is Scotland's fourth new town and a pre-eminent retail destination approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. With excellent transport links via road, bus and rail it is located at the heart of Scotland's Central Belt.

The site has direct pedestrian access to the 1,000,000 sq.ft 'The Centre' Shopping Centre that hosts major retail anchors such as Debenhams, M&S, Primark and Next to name a few. In addition, Livingston also boasts Scotland's largest designer outlet with over 70 boutiques, restaurants, cafes and a Vue Cinema.

Full 360 degree aerial footage of the site can be accessed via <https://roundme.com/tour/228657/view/647970/>

Opportunity

Demolition will commence in April 2018 and once completed the cleared site will extend to approximately 0.55Ha (1.38 acres).

Due to the prominence and location of the site it is expected the opportunity will be suitable for a variety of commercial uses (subject to planning), including, however not exclusive to, retail, leisure, hotel, residential or drive thru.

Consideration will be given to preparing potential layouts to suit a specific requirement.

Planning

Pentland House is located within the Livingston Town Centre Boundary and is subject to policy TC2, per the West Lothian Local Plan 2009. This policy favours, retail, leisure, office and civic developments, along with higher density flatted housing. Other use classes could be considered but further representation will be required to the local authority.

Interested parties should make their own enquiries to West Lothian Council. Call **01506 280000** or email planning@westlothian.gov.uk.

Technical Information

Further technical information can be made available to seriously interested parties.

Offers

All expressions of interest are sought whether for design and build opportunities through to an outright sale.



Further Information

Can be obtained by contacting the sole selling agents.

Ross Allardice T 0141 548 8063 / 07376 488 053 E Ross.Allardice@hsaretail.com

Gordon Nicolson T 0141 548 8064 / 07730 569 160 E Gordon.Nicolson@hsaretail.com

Misrepresentation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HSA Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Date of publication March 2018

