DM HALL

To Let

Class 11 Gym Facility



New Cheviot House, Almondvale Boulevard, Livingston EH54 6QN

391.12 sq m
(4,210 sq ft)

- High-quality, recently refurbished gym facility
- Includes purpose-built Pilates studio
- Various treatment/consultation rooms
- Changing facilities (including showers + WC's)
- On-site parking provision
- Offers over £35,000 p.a. (plus VAT)
- A one-off premium of £20,000 is sought due to high level refurbishment

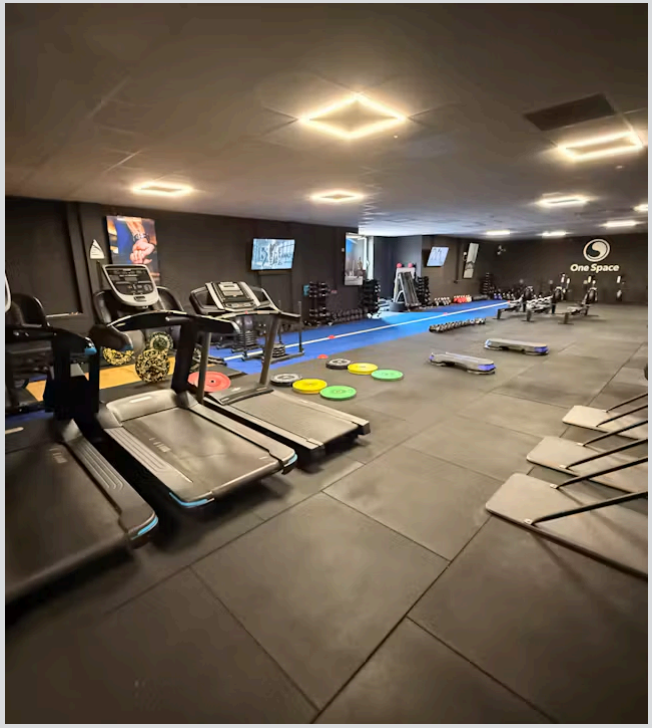
LOCATION

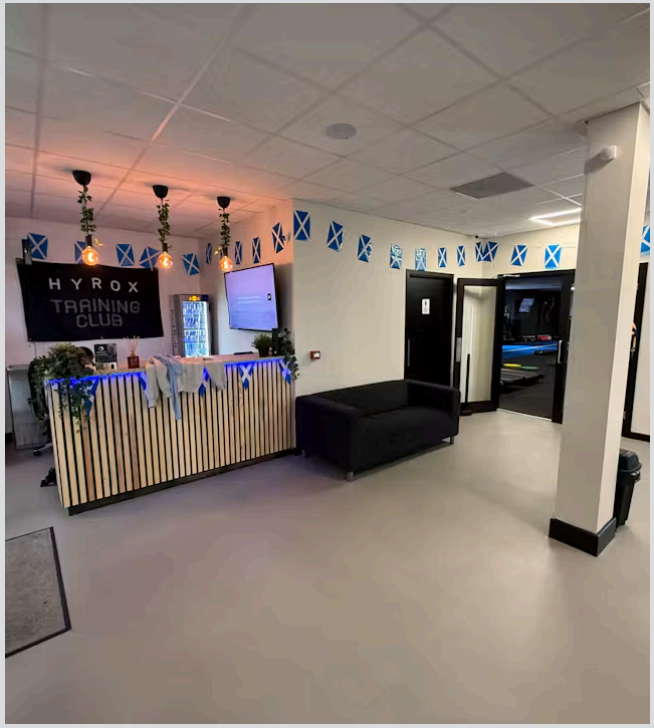
New Cheviot House occupies a prominent position on Almondvale Boulevard, within the established commercial and retail centre of Livingston.

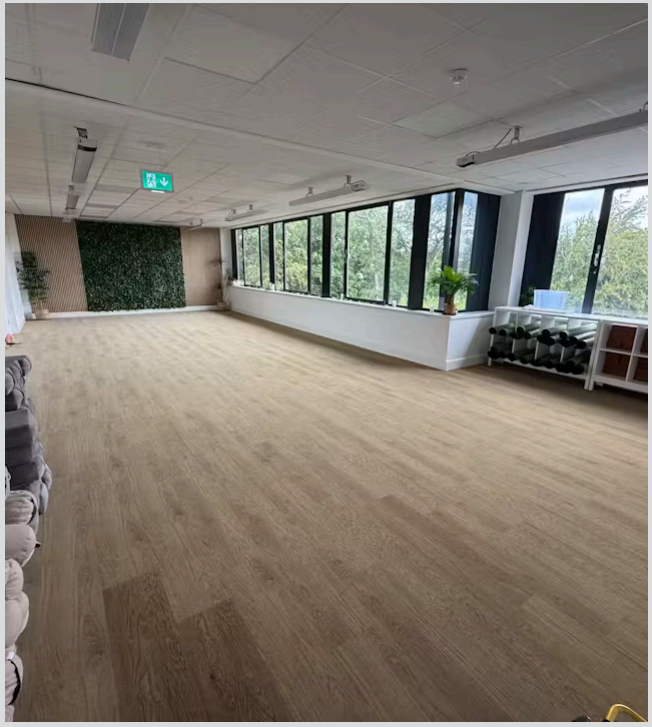
The property is conveniently located opposite The Centre Livingston and Livingston Designer Outlet, providing a wide range of retail, leisure and catering amenities within easy walking distance.

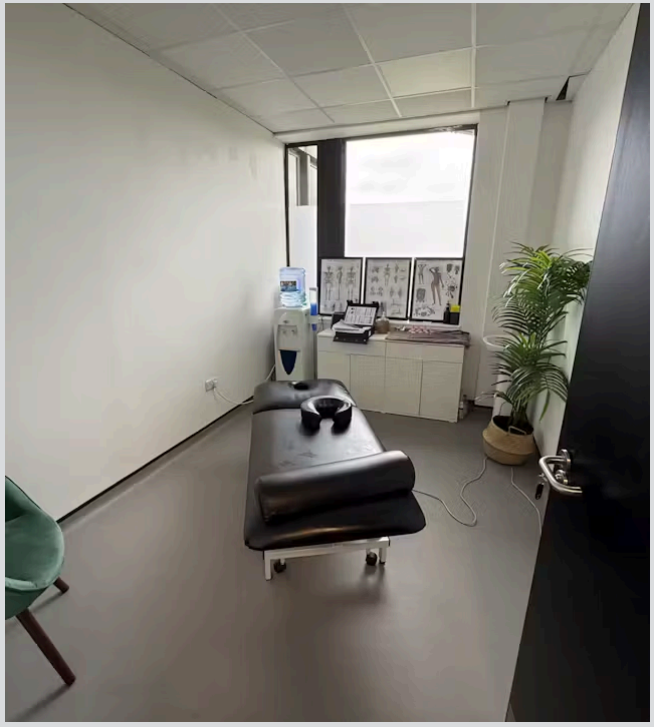
Livingston benefits from excellent transport links, with the M8 motorway providing direct access to Edinburgh, Glasgow and the wider Central Belt. Livingston North and Livingston South railway stations provide regular services to Edinburgh and Glasgow, while Edinburgh Airport is approximately 10 miles to the east.

The combination of strong transport connectivity, extensive local amenities and a well-established commercial environment makes New Cheviot House an attractive location for occupiers.









DESCRIPTION

The subjects comprise a high-quality, recently refurbished gym facility, located on the first floor of a two-storey, brick constructed building, surmounted by a pitched roof.

The property is accessed via aluminium framed, glazed double pedestrian access doors located at ground floor level, leading into a staircase providing access to the first floor gym. There is a lift on site providing access for users with accessible needs.

Internally, the subjects are arranged to provide a welcoming reception/booking area, leading into a large, open-plan gym area ready for occupation.

The premises also benefits from a purpose-built yoga/Pilates suite, accompanied with various massage and treatment rooms, consultation rooms and male and female changing facilities (with showers and WC's).

Lighting is achieved via a combination of LED spotlights and recessed, LED box lights throughout, however, high-levels of natural light is afforded via large glazed windows.

Our client is seeking an up front premium of £20,000 (Excl of VAT) for the benefit of a recently refurbished class 11 facility.

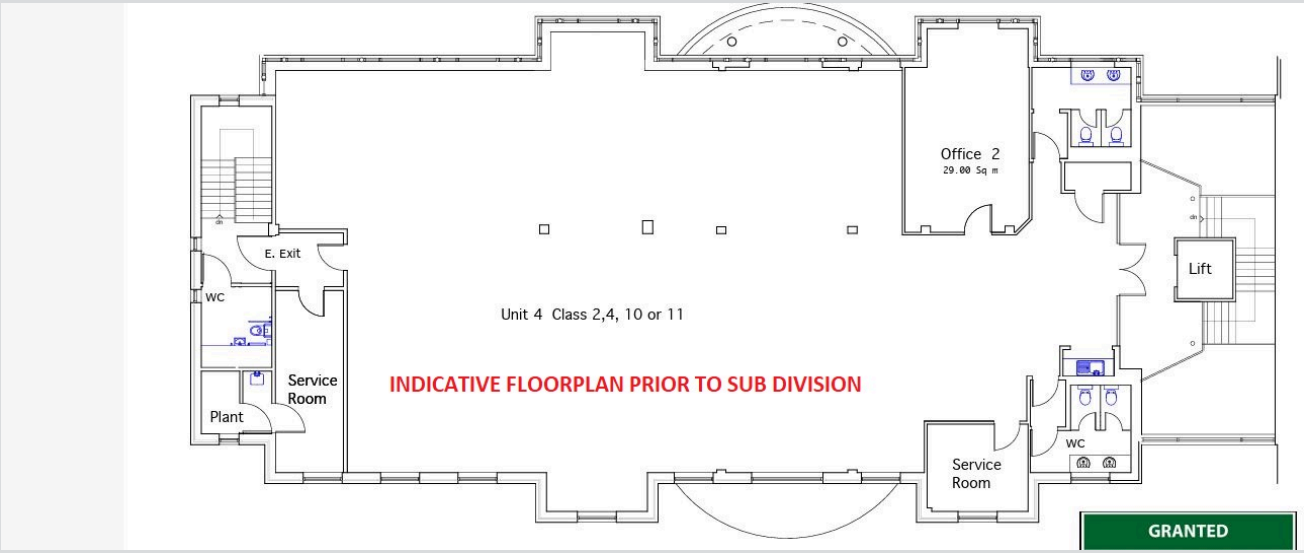
FLOOR AREA

The accommodation comprises the following areas:

Name	Size	sq ft	sq m
1st - Gym	4,210 sq ft	4,210	391.12
Total		**4,210**	**391.12**

REPAIRING OBLIGATION

The subjects will be let on a full repairing and insuring lease obligation.



RENT

Our client is seeking offers over £35,000 per annum (Exc. VAT) for the interest of the subjects on a leasehold basis.

SERVICE CHARGE

Further details available to interested parties

EPC

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

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors Association the subjects have a rateable value of £37,100. All enquirers should satisfy themselves and can obtain further information from https://www.saa.gov.uk/

VIEWING & FURTHER INFORMATION

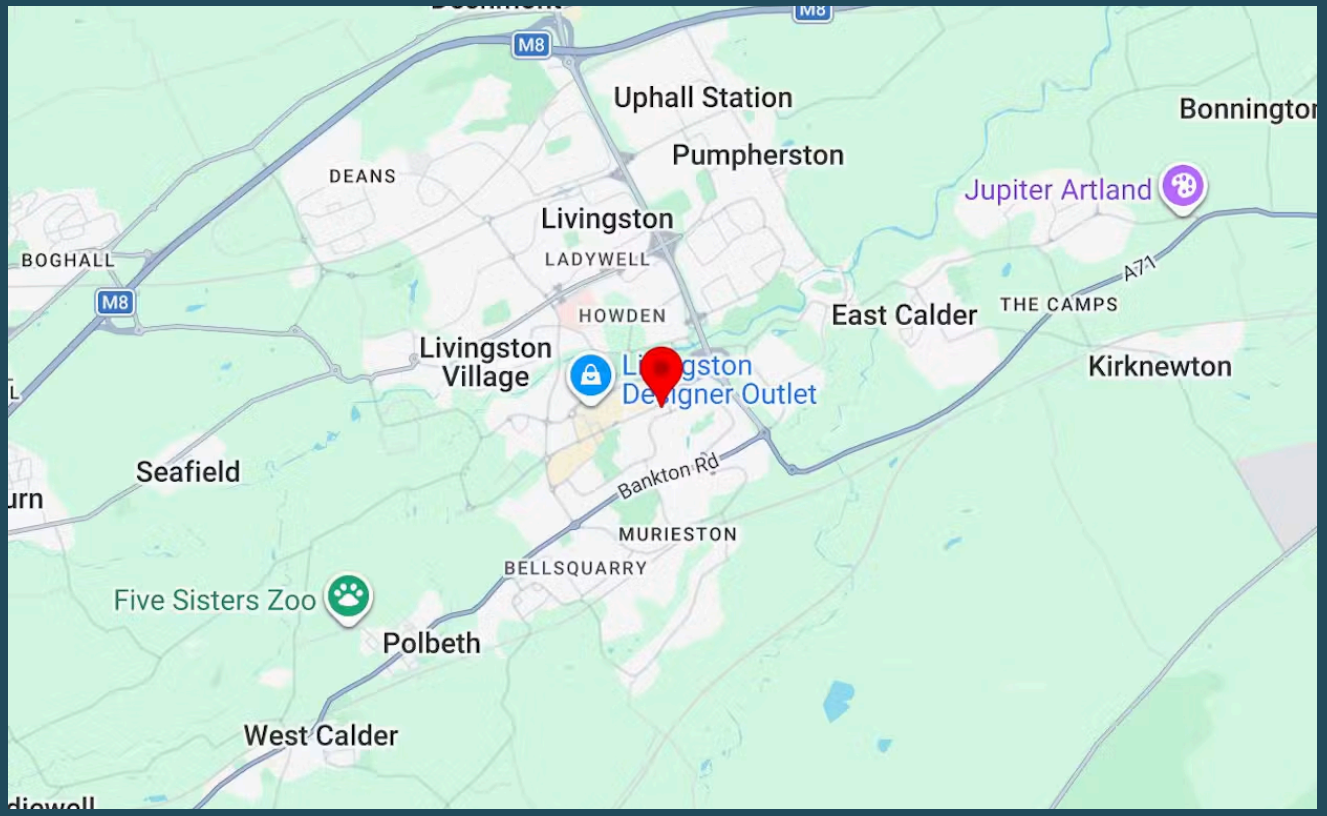
Viewings can be arranged via the sole marketing agents.

ANTI-MONEY LAUNDERING

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DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3943

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