

TO LET

GROUND FLOOR RETAIL/OFFICE UNIT



63 West Main Street, Harthill, ML7 5PU



- **Ground floor office/retail premises**
- **Prominent location within Harthill**
- **Offers in excess of £12,000 per annum**
- **Premises extends to 88.13m² (949ft²)**
- **Free on street car parking in close proximity**
- **Easily accessible via the M8 motorway**
- **Benefits from small business rates relief**
- **Suitable for a variety of uses**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
12 Atholl Crescent
Edinburgh
EH3 8HA

Tel: 0131 225 1234

Contact:
Steven Clarke
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LOCATION

The subject property is located on the north side of West Main Street, Harthill, approximately 25 miles west of Edinburgh city centre and in close proximity to the M8 motorway linking Edinburgh and Glasgow. West Main Street comprises a mixture of residential and commercial occupiers, including Boots, Scotmid and Milano Fish Bar and Pizzeria.

DESCRIPTION

The subject comprises an office/retail premises located on the ground floor of a two storey, end-terraced tenement. Currently fitted out as a bookmakers, the property benefits from a front shop, sales counter, rear office, tea preparation area and WC facilities. Externally there is ample free on street car parking, making the unit extremely accessible.

ACCOMMODATION

We calculate that the subjects net internal area extends to approximately;

First Floor:	88.13m ²	949ft ²
Total:	88.13m²	949ft²

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £10,500 per annum. Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for rates relief on application by tenant.



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LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £12,000 per annum.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VIEWINGS

By Appointment Only.

