

TO LET

New Shopping Centre Retail Space



The Mill Centre, 2A Sycamore Walk, Blackburn, EH47 7LG



- **Newly Refurbished Retail Units**
- **Prominent location within The Mill Centre**
- **Unit A extends to 102m² (1098ft²)**
- **Unit B extends to 58m² (624ft²)**
- **Total retail space extends to 160m² (1722ft²)**
- **Quoting rent on application**
- **Located within Blackburn town centre, West Lothian**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

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LOCATION

The subject is situated in Blackburn, West Lothian, a expanding commuter town to Edinburgh City situated on the M8 bypass. The Mill Centre is situated on a busy A-road which links Blackburn to Bathgate and is surrounded by mostly residential neighbourhoods. Blackburn High Street is situated approximately 500m to the south of the Mill Centre.

Nearby traders include Scotmid, Boots Pharmacy, The Post Office and Coral Betting.

DESCRIPTION

The subjects comprise of a newly formed retail space situated within a prominent position near the entrance to the shopping centre. There is a total of 1722ft² available but the landlord would be happy to split the space into x2 separate units as per the above.

ACCOMMODATION

We calculate that the subjects extend to approximately;

Unit A	102m ²	1098ft ²
Unit B	58m ²	624ft ²
Total:	160m²	1722ft²

LEASE TERMS

The subjects are also being offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews. Quoting rents on application.

EPC

Released on application.

VAT

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

LEGAL COSTS

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



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