



SELF-CONTAINED OFFICE/RETAIL UNIT

- > LOCATED IN THE HEART OF BROXBURN TOWN CENTRE
- > GROUND & FIRST FLOOR OFFICE
- > OFFERS OVER £16,000 PER ANNUM
- > POA TO PURCHASE
- > PREMISES EXTENDS TO 157 SQM / 1,686 SQFT
- > RECENTLY REFURBISHED TO HIGH STANDARD
- > IN CLOSE PROXIMITY TO M8 & M9 MOTORWAYS

TO LET/MAY SELL

97 EAST MAIN STREET, BROXBURN, EH52 5EE

CONTACT: Steven Clarke steven.clarke@shepherd.co.uk , 0131 225 1234 www.shepherd.co.uk
Emily Anderson emily.anderson@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk



LOCATION

Broxburn is an established West Lothian town situated on the A89 trunk road which is one of the main vehicular routes that leads a high volume of traffic east into Edinburgh from West Lothian. The subject is located on the north side of East Main Street which is a well-established secondary retail parade home to a mixture of national & local traders including Greggs, Scotmid Coop & Boots.

DESCRIPTION

The property comprises a self-contained retail/ office suite arranged over the ground & first floor of a two storey brick building. Internally the subject comprises an open plan office with a disabled W.C on the ground floor and a staff room, tea preparation area, store and male & female W.C facilities on the first floor. The property has been recently refurbished to a high standard & would be suitable for a variety of uses subject to the necessary planning consents.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £16,000 per annum.

PRICE

The landlord would consider selling the property for which the price is available on application.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Steven Clarke steven.clarke@shepherd.co.uk & Emily Anderson Emily.anderson@shepherd.co.uk

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ACCOMMODATION	SqM	SqFt
Ground Floor	92	986
First Floor	65	700
TOTAL	157	1686

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

LEGAL COSTS

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

VAT

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

EPC

Released on application.

RATEABLE VALUE

The subjects will require to be reassessed on the date of entry of a new tenant/occupier.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.



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24TH SEPTEMBER 2021

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