



TO LET/ MAY SELL

17 East End, Cleugh Brae, West Calder, EH55 8AB

3,205 sq.ft Retail Unit

Prominent Town Centre Location

LOCATION

The property is located in the West Lothian town of West Calder, located some 7 miles south west of Livingston and 18 miles west of Edinburgh.

The A71 trunk road runs through the town centre connecting Edinburgh with the West of Scotland, while the M8 motorway is a short distance to the north. West Calder also benefits from a train station with direct routes to both Edinburgh and Glasgow.

The property sits on the corner of East End (A71) and Cleughbrae, a prominent position on the western edge of the town centre. The main retail pitch, Main Street, is a short distance west of the property.

The immediate retail offering comprises a mix of predominately local occupiers. National retailers represented in the town include Coral and Scotmid.

DESCRIPTION

The property comprises a single storey purpose built commercial unit with large curved windows to the front and side constructed during the mid-1970s.

Internally the property provides open plan space with two offices situated off this area in addition to two store rooms and a strong room.

Accessible up a small flight of stairs are the WCs, breakout area and a large plant room.

Externally the property is brick clad with curved glazed frontage under a flat felted roof.

5 car spaces are available with the property to the eastern elevation of the property.

ACCOMODATION

Total (excl. toilets/common areas) - 297.8 sq.m (3,205 sq.ft) approx.

Individual room areas and plans are available.



RENT

Our clients are seeking an annual rental of £18,000 per annum.

EPC

Available on request

TENURE

Our clients are seeking leases of a duration of a minimum of 5 years.

RATES

Presently, the property is entered the valuation roll as 17 East End, with a rateable value of £17,700. For the avoidance of doubt the property will require to be reassessed on entry.

PLANNING

The property has been operating as a bank; therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops).

Alternative uses may be possible and interested parties should make their own enquiries to West Lothian Council, Development Management. Tel: 01506 280000 or email: planning@westlothian.gov.uk.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:

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Ref: ESA1589

Date of preparation February 2019



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