# NEWLY REFURBISHED RETAIL

- PROMINENTLY SITUATED WITHIN THE MILL CENTRE
- > OFFERS OVER £10,000 PER ANNUM
- LOCATED WITHIN BLACKBURN TOWN CENTRE, WEST LOTHIAN
- PREMISES EXTENDS TO 53.52 SQM (576 SQFT)
- HIGH LEVELS OF PEDESTRIAN TRAFFIC
- BENEFITS FROM SMALL BUSINESS RATES RELIEF

AVAILABLE IMMEDIATELY



## UNIT 2B, THE MILL CENTRE, SYCAMORE WALK, BLACKBURN, EH47 7LG

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



### LOCATION

The subject is situated in Blackburn, West Lothian, an 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 a predominately residential neighbourhood. Blackburn High Street is situated approximately 500m to the south of the Mill Centre. Nearby traders include Scotmid, Boots Pharmacy & The Post Office.

#### DESCRIPTION

The subjects comprise a newly formed retail space situated within a prominent position within the Mill Centre. The unit provides a flexible space, suitable for a variety of occupiers.

#### **RATEABLE VALUE**

The subjects rateable value will have to be assessed upon entry of a new tenant.

#### **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 £10,000 per annum.

#### EPC

Released on application.

ACCOMMODATION	SqM	SqFt
Ground Floor	53.52	576
TOTAL	53.52	576

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.

#### 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 in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.







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

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

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