

NEWLY REFURBISHED RETAIL UNIT

- > 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



TO LET

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

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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

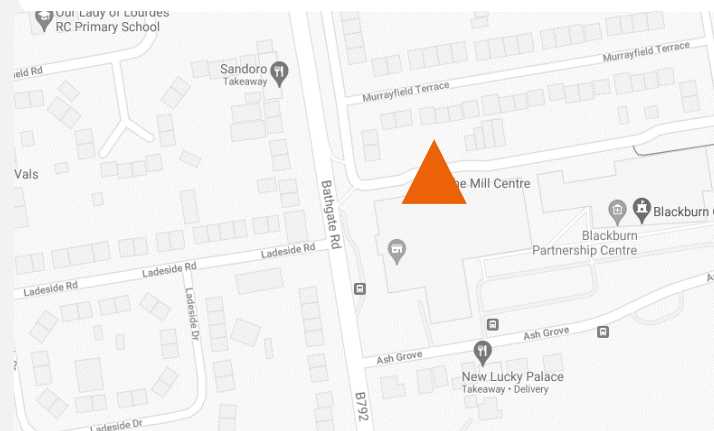
The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

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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