

**FOR SALE**

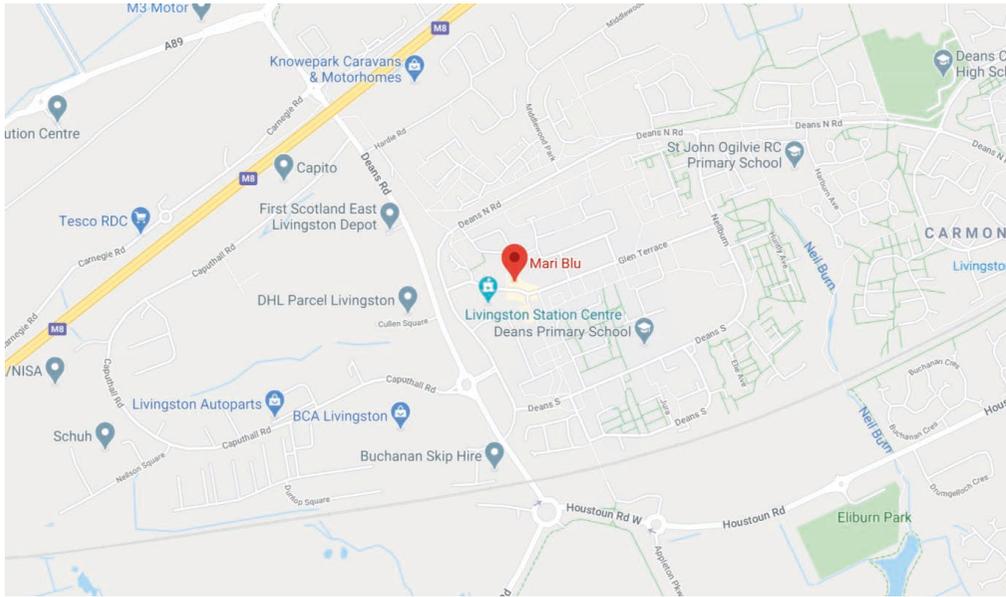
TAKEAWAY INVESTMENT OPPORTUNITY

**GRAHAM  
SIBBALD**



**15 Main Street, Deans,  
Livingston, EH54 8BE**

- Prominent location on Main Street, Deans, Livingston
- Well established takeaway
- Property extends to 73.57 Sq. m (791 Sq. ft)
- Let until 31st July 2033 following a lease extension
- Passing rental of £41,600 per annum with rent reviews every 3 years
- Full Repairing and Insuring Lease
- Great passing and local trade



## LOCATION

Livingston is the largest town in West Lothian, Scotland. Designated in 1962, it is the fourth post-war new town to be built in Scotland. Taking its name from the village of Livingston in West Lothian, it was originally developed in the then-counties of Midlothian and West Lothian. It is situated approximately fifteen miles west of Edinburgh and thirty miles east of Glasgow, and is close to the towns of Broxburn to the north-east and Bathgate to the north-west.

The subjects are situated on Main Street, Deans, Livingston. Main Street is situated within the catchment of Deans in a highly populated residential area. Nearby occupiers include Omnicare Pharmacy Deans, Deans Bowling Club and Scotmid.

The approximate location of the subjects is highlighted in red on the map.

## DESCRIPTION

The subjects comprise an end terraced ground floor unit of brick construction surmounted by a pitched and tiled roof. The Rhone's and downpipes are of UPVC nature. The front of the subjects is clad in tiles with a glazed and singles access frontage protected by security shutters.

Internally, the subjects are fully fitted out and equipped as a takeaway.

## ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice 6th edition and we estimate the net internal area of the premises to be as follows:-

Total: 73.57 Sq. m (791 Sq. ft)

## RATEABLE VALUE

According to the Scottish Assessors Association, the current rateable value is £13,000.



## TENANCY INFORMATION

The property is let in its entirety to a private individual trading as Mari Blu until 31st July 2033. The current passing rent is £41,600 per annum. The rent is to be reviewed 3 yearly, to open market rent. The terms are Full Repairing and Insuring. As per the lease the repairing obligation is Full Repairing and Insuring.

## SALE TERMS

We are quoting offers over of £525,000 exclusive of VAT.

## VAT & LEGAL EXPENSES

Each party to bear their own legal expenses, however, the tenant will be responsible for any VAT payable, Land and Buildings Transaction Tax and registration dues incurred in connection with this transaction.

## EPC

Available on request

To arrange a viewing please contact:



**Bilal Ashraf**  
Senior Surveyor  
Bilal.ashraf@g-s.co.uk  
0131 240 5317  
07341 547 047



**Joe Helps**  
Surveyor  
Joe.helps@g-s.co.uk  
0131 225 1559  
07584 061 146

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2020