

HOT FOOD TAKEAWY

- > NEWLY CONSTRUCTED HOT FOOD TAKEAWAY UNIT
- > OFFERS OVER £15,000 PER ANNUM
- > PROMINENT LOCATION WITHIN BO'NESS TOWN CENTRE
- > EXTENDS TO 93M2 (1,001FT2)
- > HIGH LEVELS OF VEHICULAR AND PEDESTRIAN PASSING TRADE
- > FREE ON STREET CAR PARKING IN CLOSE PROXIMITY
- > AVAILABLE IMMEDIATELY



TO LET

66/3 LINLITHGOW ROAD, BO'NESS, EH51 0HX

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

Bo'ness is situated in central Scotland, located 20 minutes from Edinburgh city centre and has good connectivity to major routes which makes it a popular commuter town. The premises is located on the west side of Linlithgow Road between Jamieson Avenue and Douglas Drive. The surrounding area comprises both residential and commercial occupiers and there is free on street car parking nearby making it easily accessible.

DESCRIPTION

The subjects will comprise a newly formed ground floor hot food and drink unit within a single storey purpose-built retail development. Nearby occupiers include Bo'ness Utd Football Club, Scotmid, Peking Cuisine and Scot Bet.

ACCOMMODATION	SqM	SqFt
Ground Floor	93	1001
TOTAL	93	1001

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

RENT

The subjects are offered on a full repairing an insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £15,000 per annum

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.

EPC

Released on application.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £2,950 which will allow for 100% rates relief subject to the tenants other commercial properties, if any.



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 or Emily Anderson emily.anderson@shepherd.co.uk

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