

# 100% PRIME RETAIL UNIT TO LET

88 — 94 High Street  
LINLITHGOW, EH49 7AQ



- Well Configured, Large Clear Space with Attractive Frontages
- Exciting Retail Opportunity
- Prominently Situated on Linlithgow High Street
- Available for Occupation Q3 2019
- 5,000 sq.ft Available
- Sub-division Option Available



**Culverwell**



## LOCATION

Linlithgow is a growing commuter town in West Lothian with a population of approximately 20,000. Located 10 miles from Falkirk and 20 miles West of Edinburgh and is in close proximity to the M8 & M9 motorways making commuting relatively easy. It's also home to Linlithgow Palace which is increasingly popular with tourists.

The town's retail offer is concentrated along the High Street with a mix of local

and national occupiers nearby including **Boots, Royal Bank of Scotland, Little Beau Peep, Robert Callander Opticians, Bar Leo, and Oxfam.**

## DESCRIPTION

New build ground floor retail contained within a proposed four storey residential development. The units will provide large open plan retail space and will be provided in shell condition for tenants fit out.



INDICATIVE FLOOR PLAN

## FRONT ELEVATION

Sub-division possible



## ACCOMMODATION

5,000 sq.ft: Sub-Division options available.

## RENTAL

Upon Application

## RATEABLE VALUE

The subjects will require assessment upon completion from the Scottish Assessors Association.

## LEGAL COSTS/VAT

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

## EPC

Available Upon Request



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## IMPORTANT NOTICE

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