

# TO LET

## Office Premises



**97 East Main Street, Broxburn, EH52 5EE**



- **Offers over £16,000 per annum**
- **Prominent ground & first floor office**
- **Unit extends to 157m<sup>2</sup> (1,686ft<sup>2</sup>)**
- **Located in Broxburn, West Lothian**
- **Dedicated new street entrance to be installed**
- **In close proximity to M8 & M9 Motorways**

**VIEWING & FURTHER INFORMATION:**  
Enquiries should be directed to:

Shepherd Chartered Surveyors  
12 Atholl Crescent  
Edinburgh  
EH3 8HA

Tel: 0131 225 1234

Contact:  
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[www.shepherd.co.uk](http://www.shepherd.co.uk)

## LOCATION

Broxburn is an established West Lothian town situated on the A89 trunk road which is one of the main vehicular routes that leads a high volume of traffic east into Edinburgh from West Lothian. The subject premises is located on the north side of East Main Street at the corner of Church to the east and between the junction of Greendykes Road to the west within Broxburn's main town centre commercial facilities which are centred around East and West Main Street. The subjects are located on a well-established secondary retailing parade represented by a mix of local and national traders.

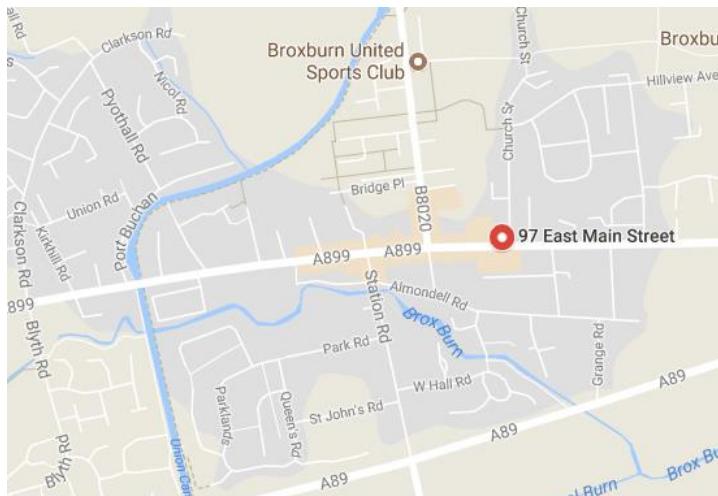
## DESCRIPTION

The subjects comprise a two storey, flat roofed office premises which is currently being separated from the adjoining building to form self-contained accommodation. Internally the subjects comprise ground floor open plan offices with various portioned meeting rooms and customer areas. The first floor comprises of staff kitchen and breakout space, toilet and storage facilities.

## ACCOMMODATION

We calculate that the subjects extend to approximately;

Ground Floor	92m <sup>2</sup>	986ft <sup>2</sup>
First Floor	65m <sup>2</sup>	700ft <sup>2</sup>
<b>Total:</b>	<b>157m<sup>2</sup></b>	<b>1,686ft<sup>2</sup></b>



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## LEASE TERMS

The subjects are also being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £16,000 per annum.

## EPC

Released on application.

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

## RATEABLE VALUE

The subjects will require to be reassessed on the date of entry by a new tenant/occupier.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

