

To Let

53-55 High Street
Linlithgow
EH49 7ED

March 2019



Location

The subjects are located in Linlithgow, a popular commuter town which lies 20 miles west of Edinburgh City Centre and located on the main Glasgow/Edinburgh rail line. The M9 motorway sits adjacent to the town. Linlithgow has a population of circa 19,000.

The high street is home to a large number of local retailers with a few national multiple retailers.

Description

The subject property comprises the ground floor of a B listed three storey sandstone building. The property is baronial in style with turrets. The first and second floors are occupied by a children's nursery. The roof coverings are a combination of flat felted and pitched slate. There is a DDA ramp leading to the entrance of the subjects.

Internally, there is an open plan area, along with two interview rooms and offices. Staff welfare area, kitchen and male/females WC's are located to the rear of the property. The walls are painted solid walls and acoustic tiled ceiling with recessed fluorescent lighting.

Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Floor	SQ M	SQ FT
Ground floor	130.00 sq m	1,398 sq ft
Total	130.00 sq m	1,398 sq ft

Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the relevant planning authority.

Tenure

The premises are available on an assignment or sub-lease of the existing lease expiring 23rd June 2025.

Rent

£19,750 per annum. The next rent review is due 24th June 2020.

Rates

We understand that the property is assessed as follows:

Rateable Value: **£11,300**

UBR (2018/19): **48p**

Rates Payable: **c. £5,424**

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of G, with a score of 181.

VAT

We understand the property is not elected for VAT therefore, no VAT will be applicable.

For further information please contact:

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