TO LET

FIRST FLOOR OPEN PLAN OFFICE



34C WEST MAIN STREET, WHITBURN, EH47 OQX



- Bright open plan office
- Offers over £7,500 per annum
- Unit extends to 116.80m² (1,257ft²)
- Located in Whitburn, West Lothian
- Prominent location within Whitburn town centre
- Qualifies for small business rates relief
- Suitable for a variety of use subject to consents

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DUNDEE • ABERDEEN • AYR • COATBRIDGE • CUMBERNAULD • DUMFRIES • DUNFERMLINE • DUNDEE • EAST KILBRIDE • EDINBURGH • FALKIRK • FRASERBURGH • GALASHIELS • GLASGOW • GLENROTHES • GREENOCK • HAMILTON • INVERNESS • KILMARNOCK • KIRKCALDY • LIVINGSTON • MONTROSE • MOTHERWELL • MUSSELBURGH • PAISLEY • PERTH • PETERHEAD • SALTCOATS • ST ANDREWS • STIRLING

VALUATION • SALES AND LETTING • ACQUISITION • RENT REVIEW • INVESTMENT • DEVELOPMENT • RATING • BUILDING SURVEYING • PROPERTY MANAGEMENT



LOCATION

The subjects are located on the north side of West Main Street in close proximity to the junction with Armadale road to the east within the centre of Whitburn. West Main Street is the main thoroughfare through the centre of Whitburn which generates a high level of pedestrian and vehicular passing trade. Neighbouring occupiers include Wallace opticians, William Hill, Co-op, Greggs and Rina's Café.

DESCRIPTION

The subject comprises of a self-contained first floor open plan office over a two storey end terraced brick built property. The premises is easily accessed via a side line with an entrance hall on the ground floor. Internally the premises is in good condition and benefits from an open plan office, meeting room, store room and WC facilities.

ACCOMMODATION

We calculate that the subjects extend to approximately;

First Floor 116.80m² 1257ft²

Total: 116.80m² 1257ft²





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RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £6,400 and would therefore benefit from small business rates relief scheme.

LEASE TERMS

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 £7,500 per annum.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the ingoing tenant will be responsible for any SDLT, Registration Dues and any VAT incurred thereon.

VIEWINGS

By Appointment Only.





J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.