

TO LET

FIRST FLOOR OPEN PLAN OFFICE



34C WEST MAIN STREET, WHITBURN, EH47 0QX



- **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**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
12 Atholl Crescent
Edinburgh
EH3 8HA

Tel: 0131 225 1234

Contact:
Steven Clarke
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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	116.80m ²	1257ft ²
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 and 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.

