

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET **Motor Dealership**

1 Almond Road, Livingston,  
West Lothian EH54 5AX

CONTACT **Peter Nicholas**  
07879 487646 | peter.nicholas@rapleys.com  
**William Seddon**  
07786 264490 | william.seddon@rapleys.com



Purpose built motor dealership

Prominently located close to town centre, with extensive road frontage

Suitable for a variety of alternative uses, subject to obtaining the necessary consents

Low site density

Additional outbuildings

1,383.36 sq m on 0.72 hectare  
(14,890 sq ft on 1.77 acres)

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### Location

The property benefits from a very prominent frontage to the A899 Livingston Road, at the Almond interchange, a short distance east of the town centre.

The town has a resident population of 56,000 and is accessed immediately off the M8 motorway, benefiting from easy access to both Edinburgh and Glasgow.

The town has an extensive retail provision incorporating a designer outlet scheme and Retail Park, including occupiers such as **Debenhams**, **M&S** and the major supermarket retailers.

The property represents a rare opportunity to secure a high profile position within the town.

### Description

The property comprises a purpose built motor dealership facility, internally arranged to provide showroom, office, workshop and parts storage, together with first floor office and additional storage.

The showroom benefits from extensive glazing to 3 elevations and can accommodate 7 vehicles, whilst the workshop provides for 10 work bays.

In addition, there is a detached valeting building to the rear of the site.

Externally, the site is laid to tarmacadam and provides parking and display to all sides for 80 vehicles, with additional parking within a secured yard for a further 80 vehicles.

The property offers scope for alternative uses, subject to planning.



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### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	269.88	2,905
Office and ancillary	202.69	2,182
Workshop	661.58	7,121
Parts store	102.33	1,101

### First floor

Office and stores	103.77	1,117
Parts mezzanine	43.10	464

**Total** **1,383.36** **14,890**

**Total Site Area** **0.72** **1.77**

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

The property is currently held on a lease expiring on 21 December 2031.

### Terms

The property is available on a new sub-lease on terms to be agreed. Further information upon request.

### Energy Performance

Energy Performance Asset Rating: F.

### Rating

We are advised that the Rateable Value for the property is £106,250 and the UBR for 2019/20 is 51.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on <https://www.saa.gov.uk/>.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agents.

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