



12 West Main Street, Broxburn,  
West Lothian, EH52 5RH

- Retail / Warehouse accommodation extending to 9,900 sq ft
- Located in Broxburn town centre
- Benefits from private car park to the front of the property
- Benefits from a dedicated yard to the rear (0.16 acres)
- Offers over £400,000 (Exclusive of VAT)

## LOCATION

Broxburn is a small town in West Lothian, situated approximately 12 miles west of Edinburgh, five miles from Edinburgh Airport and five miles to the north of Livingston. The town has circa 15,000 residents and offers an excellent range of amenities, leisure facilities and schools. Broxburn benefits from good public transport links, most notably via Uphall Station Train Station which offers regular services to and from Edinburgh, Livingston, Bathgate and Glasgow.

More specifically, the subjects are prominently situated on West Main Street, the main arterial route through the town. Therefore, the subjects benefit from high levels of vehicular activity and footfall and are also neighboured by an abundance of commercial properties to include both local and national occupiers such as; Subway, Semichem and William Hill.

## DESCRIPTION

The subjects comprise a mixed retail, warehouse and office building arranged predominately on ground floor level. There is first floor level on the property furthest to the east of the site. The construction is a mixture of block and stone foundations and incorporates a flat felt roof and pitched and slated roof. The property is accessible via double pedestrian doors to the front, double pedestrian doors (x3) to the rear, as well as roller shutter access.

The site benefits from a dedicated car park to the front (circa seven spaces) and a dedicated yard to the rear, as well as external storage space at the most northern point of the site.

Internally, the property offers modern open plan warehouse / retail accommodation benefiting from ample office, storage, WC and kitchen facilities throughout. The property is in excellent condition and is suitable for variety of business uses.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following gross floor areas:

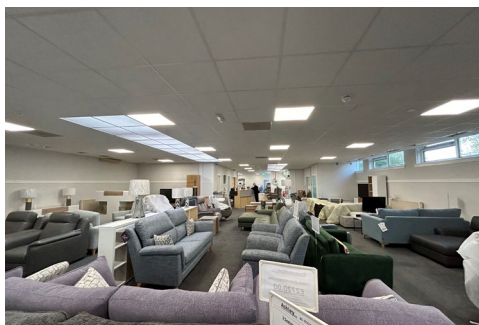
AREA / FLOOR	SQ M	SQ FT
Total	920	9,900

## RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £46,900

## SALE PRICE

Offers over £400,000 (Exclusive of VAT)



## LEGAL COSTS + VAT

Each party has to bear their own legal costs. The purchase will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

## EPC

Available upon request

To arrange a viewing please contact:



**Murdo McAndrew**

Surveyor

murdo.mcandrew@g-s.co.uk

07799 159665



**Ross Chinnery**

Associate

ross.chinnery@g-s.co.uk

07584 061146



## IMPORTANT NOTICE

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6. Date of Publication: February 2024