



**ALLIED  
SURVEYORS  
SCOTLAND**

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[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## 1ST FLOOR SPACE – TO LET

33a Goschen Place, Broxburn, West Lothian, EH52 5JE

- ✔ 1st Floor space available in the Former Public House
- ✔ Suitable for wide range of uses (office, dance studio or fitness studio)
  - ✔ Roadside frontage offering excellent branding opportunities
  - ✔ 5 allocated parking spaces
- ✔ Approximate GIA of 169.94 sq m (1,829 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## LOCATION

Broxburn is a town in West Lothian with a local population of around 16,000 people, located approximately 12 miles west of Edinburgh on the A8 and 5 miles from Edinburgh Airport.

The subjects are situated on the south side of Goschen Place just off West Main Street, the principle route through the town centre, and close to the corner of Holmes Road.

The area is mixed commercial and residential with a terrace of retail units opposite and nearby occupiers include One Stop and Key Store.

## DESCRIPTION

The subjects comprise a detached two storey building of brick construction with a rough cast finish beneath a flat roof with mansard hung slate sides.

The property benefits from a prominent roadside position offering strong branding opportunities to the next occupier. The first floor accommodates a former function room which is primarily an L-shaped open plan space along with a small bar area and staff/storeroom and WC facilities. Access to the first floor is provided via an entrance door on the west elevation.

Potential end users for the available accommodation include dance studio, place of worship, a fitness related facility such as a boxing gym or office occupiers.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal area:

169.94 sq m (1,829 sq ft)

## RENT

Our client is seeking offers over £16,000 per annum, exclusive of VAT.

## CAR PARKING

There are 5 allocated parking spaces with the premises situated to the rear of the property. Further parking is available on surrounding streets.

## LEASE TERMS

The subjects are made available on the basis of a new full repairing and insuring (FRI) lease for a term to be negotiated.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £6,300 effective 1st April 2023. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## UTILITIES

The property is served by mains gas, electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating is at G.

## ANTI-MONEY LAUNDERING

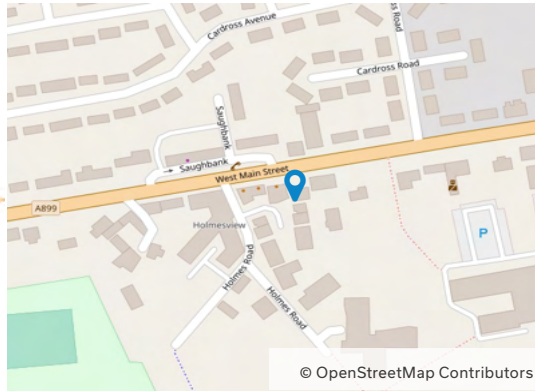
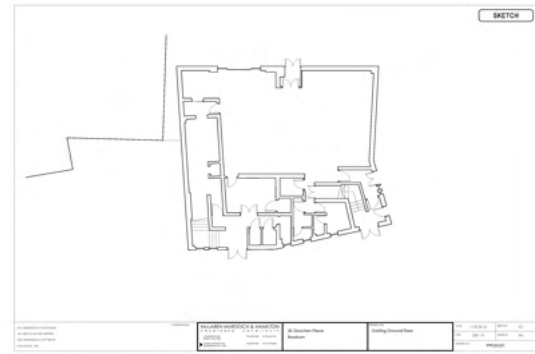
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

## ENTRY

Upon completion of a formal missive under Scots Law.



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## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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