

RETAIL

FOR SALE/ MAY LET

65 East Main Street
Whitburn
EH47 0RF

- Well-presented retail unit situated within popular local parade
- Strong passing vehicular trade and pedestrian footfall
- NIA of circa 68.51 sqm (737 sqft)
- Offers invited

DM HALL
CHARTERED SURVEYORS



Commercial Department
17 Corstorphine Road, Edinburgh, EH12 6DD
0131 477 6000

LOCATION

Whitburn is situated in the West Lothian district of Scotland approximately halfway between Edinburgh and Glasgow. The town has the benefit of good road communication links lying to the south of the M8 motorway, being accessed from Junction 4.

The subjects specifically are located on East Main street, Whitburn, which is mixed in character with primarily residential occupiers. However, there are surrounding units which appear to have been purpose built as commercial in nature.

DESCRIPTION

The subjects comprise a ground floor retail shop unit located below a residential development in a courtyard setting.

The subjects appear to be of concrete frame construction with a mixture of brick infill walls, rendered finishes and stone cladding to the exterior of the subjects, surmounted by a flat roof which we assume is clad in bituminous felt, or similar.

The property is presented as a salon with waiting space / reception area, with 2 treatment rooms and a staff space to the rear of the property, comprising a tea prep space, laundry facilities and W/C. There is also a sizeable stock cupboard to the rear of the property.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area of the subjects to be in the order of:

68.51 sqm (737 sqft)

SALE

Our clients are inviting offers on this property.

RATES

According to the Scottish Assessors Association website the property has a current rateable value of £7,500 per annum, meaning that any potential occupiers could benefit from 100% rates relief in line with the Small Business Bonus Scheme.

VAT

The prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole letting agents

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request but for reference, the property has a rating of F.

REFERENCE:

ESA2432

DATE OF PUBLICATION:

14.06.2022

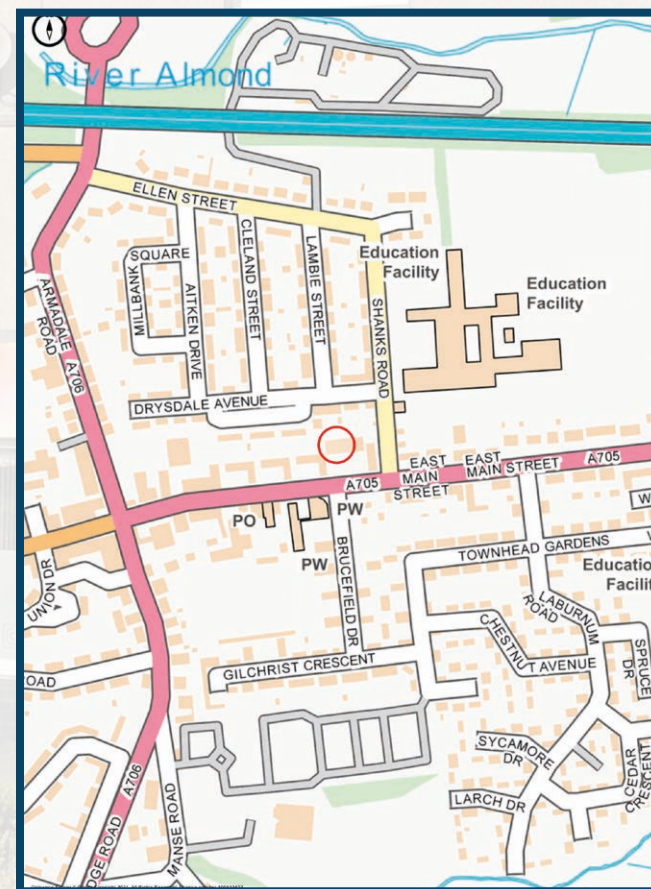
CONTACT:

DM Hall LLP

12 Grampian Court
Livingston
EH54 6QF

Graeme Pollock
T: 01506 497010
Graeme.pollock@dmhall.co.uk

Helana Clarkson
Helana.clarkson@dmhall.co.uk



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