

FOR SALE - RETAIL

44 WEST MAIN STREET,
WHITBURN, WEST LOTHIAN,
EH47 0QX

- Highly Visible Retail Unit Within Popular Parade
- Ground and Upper Floor Premises
- Strong Pedestrian Footfall and Passing Vehicular Trade
- Net Internal Area 58.16 sq m (626 sq ft)
- Offers in the region of £75,000 invited

DM HALL
CHARTERED SURVEYORS

PRICE
REDUCTION



LOCATION:

Whitburn is situated in the West Lothian district of Scotland approximately halfway between Edinburgh and Glasgow, between Junctions 4 and 4A of the M8 Motorway.

The subjects specifically are located on the North side of West Main Street, which is the main thoroughfare through Whitburn leading into the neighbouring towns. The nearby properties are primarily commercial in nature, with a mix of local and national covenants including William Hill, Warriors Gym and Day-Today Express.

DESCRIPTION:

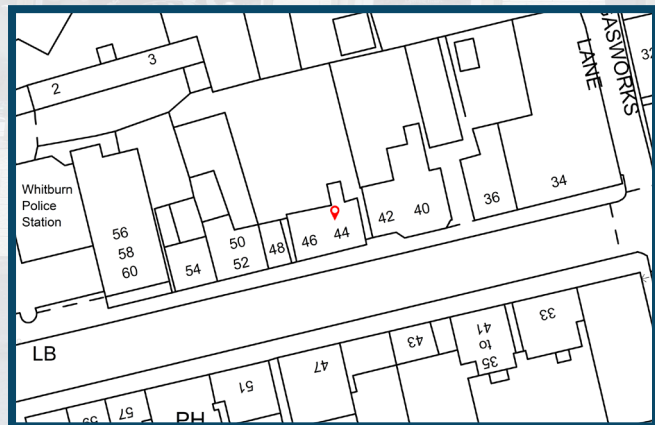
The subjects comprise an end terraced stone built building surmounted by a pitched and slated roof. The property benefits from a traditional retail frontage with aluminium framed glazed entrance door, large glazed display window and secure roller shutters.

Internally the property is presented as a barber shop, but is flexible to other uses. There is a main room to the front, with a corridor leading to a kitchen area, WC and shower facilities to the rear. The first floor attic consists of a treatment/storage room with natural light. There is additional storage throughout the premises.

The premises also benefit from a large garden area to the rear.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition and we have calculated the Net Internal Area to be in the order of 58.16 sq m (626 sq ft).

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3,800 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

SALE TERMS:

Our clients are inviting offers in the region of £75,000.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

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

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

01501 749705



DM Hall LLP
Law House,
Fairbairn Pl,
Livingston, EH54 6TN
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EMAIL: graeme.pollock@dmhall.co.uk
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VIEWING:

Strictly by arrangement with the agents.

Ref: ESA2891

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