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**DM HALL**  
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## FOR SALE - RETAIL

TOWN CENTRE CLASS 1A RETAIL PREMISES  
33 MARKET PLACE,  
WHITBURN, EH47 0EU

- Spacious town centre retail premises
- Qualifies for 100% rates relief
- Net Internal Area: 125.74 sq m (1,353 sq ft)
- Offers in the region of £150,000 are invited

**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 being accessed from Junction 4 and 4A of the M8 Motorway.

The subjects specifically are located on Market Place (Armadale Road), close to the junction with Main Street. The street is mixed in character with a mix of commercial, residential, and local authority stock. Neighbouring occupiers include Taste Pizza, Whitburn Partnership Centre, and Whitburn Cosmetic Dental Centre. This is an area that benefits from high levels of footfall and passing vehicles.

The location of the subjects is shown on the appended plan.

**DESCRIPTION:**

The subjects comprise Class 1A retail premises arranged over the lower ground floor of a two storey property.

Internally the subjects are laid out to provide a spacious sales area, private office, and WC. The property also benefits from storage to the front and rear.

**ACCOMMODATION:**

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows: 125.74 sq m (1,353 sq ft)

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,900 per annum.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2023/2024. Given the rateable value of the property, eligible businesses may benefit from 100% rates relief.

**SALE TERMS:**

Offers in the region of £150,000 are invited for our client's heritable interest in the property.

**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 agents: -

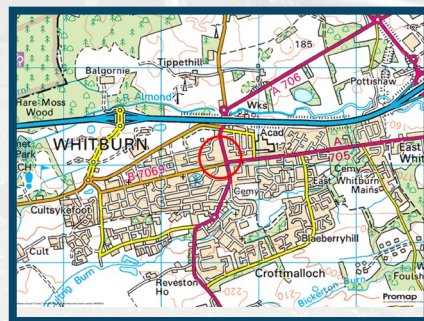
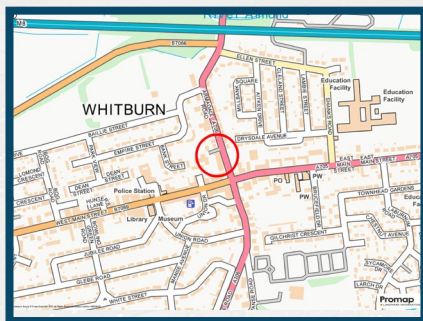
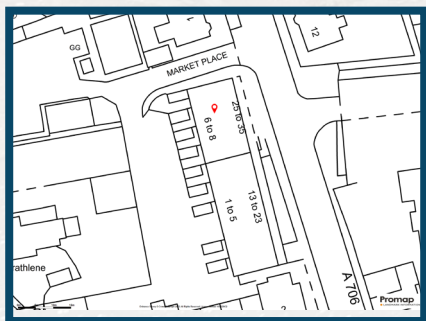
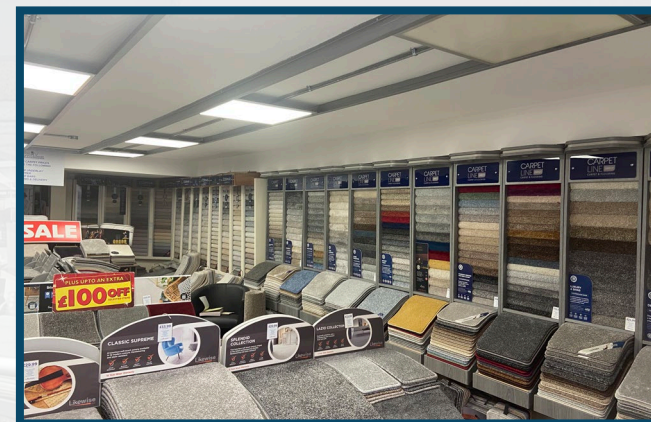
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VIEWING:  
Strictly by arrangement with the agents.

Ref: ESA3107

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