

## FOR SALE - RETAIL

TOWN CENTRE CLASS 1A RETAIL PREMISES  
4 NORTHFIELD COURT, WEST CALDER,  
WEST LOTHIAN, EH55 8DS

- Attractive town centre retail/salon premises
- Qualifies for 100% rates relief
- Extends to 497 sq ft (46.17 sq m)
- Offers in the region of £100,000 invited





**LOCATION:**

West Calder is a village in West Lothian lying approximately four miles west of Livingston.

The subjects enjoy a prominent position on Northfield Court on the main thoroughfare through West Calder. The surrounding area is given over to a mix of commercial and residential usage with nearby occupiers including Day-Today, La Salute, and CCS MOT Centre.

The subjects enjoy high levels of passing traffic from the A71 road that links Edinburgh to Lanarkshire and Ayrshire.

The subjects also benefit from good public transport links with nearby bus routes and West Calder Railway Station within walking distance.

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

**DESCRIPTION:**

The subjects comprise retail premises over the ground floor of a mid-terraced, stone-built building surmounted by a pitched and tiled roof. The unit benefits from a fully glazed frontage.

Internally the subjects are laid out to provide a reception area, working office and private meeting space. There is a store space to the rear and WC.

**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: 497 sq ft (46.17 sq m)

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,700 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 £100,000 are invited for our client's heritable interest in the property.

**PLANNING PERMISSION:**

For information, the subjects have Class 2 planning permission granted in 2011 – LIVE/0534/FUL/11.

Any planning related enquiries should be directed to the Planning Department at West Lothian Council.

**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: -

**DM Hall LLP**

12 Grampian Court  
Beveridge Square  
Livingston  
EH54 6QF  
Tel: 01506 497010

**EMAIL:**

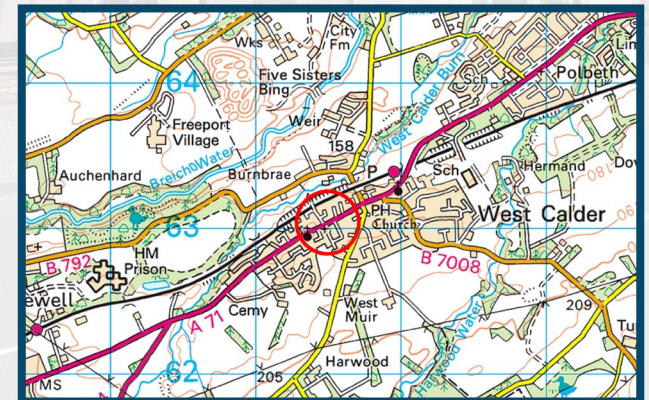
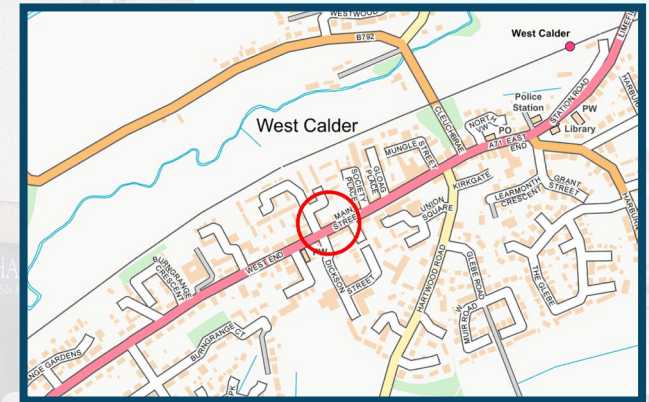
Graeme.Pollock@dmhall.co.uk  
Helena.Clarkson@dmhall.co.uk

**VIEWING:**

Strictly by arrangement with the agents.

Ref: ESA3054

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**IMPORTANT NOTE**

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